# HISTORICAL RESOURCE TECHNICAL REPORT FOR THE DOROTHY AND HARRIET COTTAGES

# 825-827 COAST BOULEVARD SOUTH LA JOLLA, CALIFORNIA 92037

**Project No. 669143** 

#### Submitted to:

City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, California 92101

#### **Prepared for:**

800 Coast, LLC c/o Design Line Interiors 1302 Camino Del Mar Del Mar, California 92014

#### **Prepared by:**

Brian F. Smith and Associates, Inc. 14010 Poway Road, Suite A Poway, California 92064



December 11, 2020

## **Archaeological Database Information**

Author(s): J.R.K. Stropes, M.S., RPA and Brian F. Smith, M.A.

Consulting Firm: Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A Poway, California 92064

(858) 484-0915

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California 92037 (Project No. 669143)

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USGS Quadrangle: La Jolla, California (7.5 minute)

Study Area: 825 and 827 Coast Boulevard South

Key Words: USGS La Jolla, California topographic quadrangle; City of San

Diego; historic structure evaluation; not eligible for listing on the CRHR or the NRHP; eligible for listing on the SDRHR under Criterion A; both buildings locally designated resources (HRB #1375); relocation of the Dorothy Cottage; additions proposed to the Dorothy and Harriet Cottages; mitigation, rehabilitation, and

preservation required.

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## I. EXECUTIVE SUMMARY

As part of a Site Development Permit, the City of San Diego has required the preparation of a Historical Resource Technical Report for a one-story, Queen Anne Free Classic-style, La Jolla Beach Cottage at 827 Coast Boulevard South (referred to herein as the Dorothy Cottage) and a one-story, Craftsman-style, La Jolla Beach Cottage at 825 Coast Boulevard South (referred to herein as the Harriet Cottage), both located within the La Jolla Park Subdivision in the city of San Diego. The owner, 800 Coast, LLC, is proposing to relocate the Dorothy Cottage to the parcel immediately to the south, on top of the garage of the existing 821 Coast Boulevard building, and additions to the Dorothy and Harriet Cottages.

The proposed project is located at 811-827 Coast Boulevard South in the La Jolla community of the city of San Diego, San Diego County, California. The property encompasses Assessor's Parcel Numbers (APNs) 350-070-10 and -11 with a legal description that describes the property as "Lots 9 through 11, excluding the southerly 12 feet, of Block 55 of La Jolla Park, in the city of San Diego, county of San Diego, state of California, according to Map thereof No. 352, filed in the office of the County Recorder of San Diego County, March 22, 1887."

Brian F. Smith and Associates, Inc. (BFSA) prepared a Historical Resources Research Report for the Dorothy and Harriett Cottages in 2020 to evaluate the buildings under City of San Diego HRB criteria and found both cottages as representative examples of early La Jolla Beach Cottages under City of San Diego Historical Resources Board (HRB) Criterion A (Stropes et al. 2020). As a result, both buildings have been locally designated as HRB #1375. Although previously evaluated as significant resources at the local level under City of San Diego HRB criteria, BFSA was contracted to evaluate the cottages to determine if they also constitute significant historic resources under National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria. This evaluation will also provide a determination as to whether the proposed relocation of the Dorothy Cottage and the proposed additions to both cottages would have an adverse effect upon the historic resources.

The current evaluation has determined that neither cottage is eligible for listing on the CRHR or NRHP under any significance criteria. However, because the cottages have been evaluated as significant under local criteria, the proposed project will constitute a negative impact to the historic resources (relocation and additions). Mitigation measures would reduce the impacts to less than significant since the new location for the Dorothy Cottage is within the same residential block, immediately south of its current location. In addition, the relocated Dorothy Cottage and the additions proposed for both cottages will be compatible with the original character and use of the historic resources. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI's Standards for Historic Properties) for the proposed relocation and additions for the two cottages will enable the buildings to continue to convey their integrity of design, materials, workmanship, feeling, and association as La Jolla Beach cottages, for which they received their designation.

### II. <u>INTRODUCTION</u>

#### Report Organization

The purpose of this study is to evaluate the potential historic and/or architectural significance of the Dorothy and Harriet Cottages located at 827 and 825 Coast Boulevard South, respectively, in the community of La Jolla, city of San Diego, California. As part of the environmental review of the buildings, the City of San Diego has required an evaluation of the cottages to determine if they are potentially significant, and to determine whether or not they are eligible for local, state, or national designation. Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP are the appropriate measures of significance.

#### **Project Area**

The entire proposed project area is located at 811-827 Coast Boulevard South and encompasses APNs 350-070-10 and -11. The Dorothy and Harriet Cottages evaluated in this study are only within the boundaries of APN 350-070-10. The property is located within a developed, coastal, residential neighborhood along the east side of the 800 block of Coast Boulevard South. The property is less than 0.50 acre, sloping to the west, and includes the two cottages and associated landscaping.

#### **Project Personnel**

This evaluation was conducted by Brian F. Smith and Jennifer R.K. Stropes (Appendix E). Word processing, editing, and graphics production services were provided by BFSA staff.

## III. PROJECT SETTING

#### Physical Project Setting

The project is located on a coastal bluff in the La Jolla Park neighborhood of La Jolla, north of the intersection of Coast Boulevard South and Eads Avenue. The open coast habitat at this part of the coast is characterized by alternating rocky foreshore and sandy beaches. The biological setting observed in the vicinity of the project currently consists of non-native ornamental trees, shrubs, and grasses.

The natural setting during the prehistoric occupation of the project area offered a rich nutritional resource base. Fresh water was probably obtainable on a year-round basis from the pond and springs at the foot of Ardath Canyon, located northeast of the project. Historically, the property may have contained species representative of the coastal sage scrub community (Beauchamp 1986). The La Jolla area provided a rich environment capable of supporting a moderately dense prehistoric population of hunter/gatherers, such as the La Jolla Complex cultural

horizon and the more recent Kumeyaay (Smith and Moriarty 1983, 1985; Smith and Pierson 1996). Such population densities likely required considerable foraging along the shoreline and in the surrounding drainages and mesas to sustain seasonal occupations. This would have included the area currently under study, as well as the adjacent mesas and shoreline.

#### **Historical Overview**

#### Exploration Period (1530 to 1769)

The historic period around San Diego Bay began with the landing of Juan Rodriguez Cabrillo and his men in 1542 (Chapman 1921). Sixty years after the Cabrillo expeditions (1602 to 1603), an expedition under Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although his voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect upon the nomenclature of the coast. Many of Vizcaíno's place names throughout the region have survived to the present time, whereas nearly every one of Cabrillo's has faded from use. For example, Cabrillo named the first port at which he stopped in the (now) United States "San Miguel"; 60 years later, Vizcaíno changed the port name to "San Diego" (Rolle 1969).

#### Spanish Colonial Period (1769 to 1821)

The Spanish occupation of the claimed territory of Alta California took place during the reign of King Carlos III of Spain (Engelhardt 1920). Jose de Gálvez, a powerful representative of the king in Mexico, conceived the plan to colonize Alta California and thereby secure the area for the Spanish (Rolle 1969). The effort involved both military and religious components, where the overall intent of establishing forts and missions was to gain control of the land and the native inhabitants through conversion. Actual colonization of the San Diego area began on July 16, 1769 when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived by the overland route to San Diego to secure California for the Spanish (Palou 1926). The natural attraction of the San Diego harbor and the establishment of a military presence solidified its importance to the Spanish colonization of the region and the growth of the civilian population.

Missions were constructed from San Diego to the area as far north as San Francisco. The mission locations were based upon a number of important territorial, military, and religious considerations. Grants of land were made to those who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities within the colony. This route was considered to be the most direct path between the missions (Rolle 1969; Caughey 1970). As increasing numbers of Spanish and Mexican peoples, as well as the later Americans during the Gold Rush, settled in the area, the Native American populations diminished

as they were displaced or decimated by disease (Carrico and Taylor 1983).

#### Mexican Period (1821 to 1846)

On September 16, 1810, Father Miguel Hidalgo y Costilla started a revolt against Spanish rule. He and his untrained Native American followers fought against the Spanish but were unsuccessful and Father Hidalgo was executed. After this setback, Father José Morales led the revolutionaries, but he too failed and was executed. These two men are still symbols of Mexican liberty and patriotism. After the Mexican-born Spanish and the Catholic Church joined the revolution, Spain was finally defeated in 1821. Mexican Independence Day is celebrated on September 16 of each year, signifying the anniversary of the start of Father Hidalgo's revolt. The revolution had repercussions in the northern territories, and by 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister the needs of the Native Americans (Engelhardt 1920). Large tracts of land continued to be granted to those who applied or who had gained favor with the Mexican government. Grants of land were also made to settle government debts and the Mexican government was called upon to reaffirm some older Spanish land grants shortly before the Mexican-American War of 1846 (Moyer 1969).

#### Anglo-American Period (1846 to Present)

California was invaded by United States troops during the Mexican-American War from 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

The cattle ranchers of the "counties" of southern California prospered during the cattle boom of the early 1850s. They were able to "reap windfall profit ... pay taxes and lawyer's bills ... and generally live according to custom" (Pitt 1966). However, cattle ranching soon declined, contributing to the expansion of agriculture. With the passage of the "No Fence Act," San Diego's economy shifted from raising cattle to farming (Robinson 1948). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced raising cattle in many of the county's inland valleys (Blick 1976; Elliott 1883 [1965]).

By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County's climate (*San Diego Union* 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000 acres, to more than 20,000 acres (*San Diego Union* 1872). Of course, droughts continued to hinder the development of agriculture (Crouch 1915; *San Diego Union* 1870; Shipek 1977). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys. The small urban

population and poor roads also restricted commercial crop growing. Meanwhile, cattle continued to be grazed in parts of inland San Diego County. In the Otay Mesa area, for example, the "No Fence Act" had little effect upon cattle farmers because ranches were spaced far apart and natural ridges kept the cattle out of nearby growing crops (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County had become similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. In 1919, the United States Navy decided to make the bay the home base for the Pacific Fleet (Pourade 1967), as did the aircraft industry in the 1920s (Heiges 1976). The establishment of these industries led to the growth of the county as a whole; however, most of the civilian population growth occurred in the north county coastal areas, where the population almost tripled between 1920 and 1930. During this time period, the history of inland San Diego County was subsidiary to that of the city of San Diego, which had become a Navy center and an industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized and recreational areas were established in the mountain and desert areas. Just before World War II, urbanization spread to the inland parts of the county.

#### **Project Area and Vicinity**

The origin of the name La Jolla, most researchers agree, is a variation of the original "La Hoya," which literally translated from Spanish means "pit, hole, grave, or valley." The equivalent American translation is "river basin" (Castillo and Bond 1975). The city surveyor, James Pascoe, spelled it "La Joya" on his map of city land in 1870, which translates as "the jewel." The location of La Hoya (or La Joya) was consistently shown as the canyon in which the southern portion of Torrey Pines Road is presently located. The first post office was established on February 28, 1888 and closed on March 31, 1893, but reopened as "Lajolla" (one word) on August 17, 1894. On June 19, 1905, the name of the post office was changed to "La Jolla" (two words) (Salley 1977).

The first purchase of Pueblo Lands in this area occurred on February 27, 1869, when the City of San Diego sold Pueblo Lot 1261 to Samuel Sizer. On the same day, the City sold Pueblo Lot 1259 to Daniel Sizer. Both lots, which sold for \$1.25 per acre, were located south of "La Hoya Valley." When Sizer's agricultural development to the south is described in the *San Diego Union* (1869), the canyon is referred to as "La Hoya." By the 1870s, excursions to the point and cove were offered by the Horton House in their Concord Coach, a stagecoach drawn by four horses (*San Diego Union* 1932).

The boom of the 1880s extended to La Jolla in the form of the construction of a hotel and rental cottages (Randolph 1955). Initially, water supplies were unreliable, consisting of only two sources: a small well in Rose Canyon and a small pipeline connected to the Pacific Beach water supply. Reliable transportation to La Jolla came with the extension of the San Diego, Old Town,

and Pacific Beach Railway to La Jolla in 1894. This narrow-gauge railroad was responsible for bringing passengers and prefabricated cottages (on flat cars) to the growing community (Randolph 1955). The railroad was dismantled in 1919, but not before an unsuccessful experiment with a gasoline-powered rail car (known locally as the "Red Devil") was conducted.

As the number of residences and businesses increased in La Jolla, so did the need for public services. On July 10, 1888, the San Diego City Council passed an ordinance providing for the disposal for garbage, night soil, dead animals, ashes, and rubbish (Document 101817). In 1909, natural gas was brought to La Jolla, and in 1911, electricity was made available to the community (Randolph 1955). An electric railway provided service to La Jolla between 1924 and 1940. In 1918, street paving began, and by 1922, the Girard Street business section was completely paved.

Visitors to La Jolla enjoyed the park at Alligator Head from the earliest days of stagecoach excursions. Trees and shrubs were planted around the park, but a months-long failure of the water supply in 1890 caused many of the plants to die. During the 1890s, the park was the focus of construction for guest cottages and hotels, such as the La Jolla Beach House, which indicates that developmental impacts to prehistoric archaeological resources, as well as impacts from increased visitation, occurred during this early period. Randolph (1955) wrote about a Native American settlement at La Jolla (probably archaeological Site SDI-39/W-1), which was supported by Native American informants and the recovery of several artifacts, including metates, stone utensils, and other relics from La Jolla Cove. As the development of La Jolla continued, other subdivisions and plots were converted from farming and/or grazing to residential use. A photograph showing La Jolla Cove in 1894 is provided in Plate 1.



Plate 1: La Jolla Cove in 1894. (Photograph courtesy of the San Diego Historical Society)

The earliest notable development in this area was the construction of the Spindrift Inn in 1916. Roy Clarke Rose built the inn as a bathhouse and restaurant using lumber salvaged from the ruins of the Congretional Church (Plate 2). Rose and the original renters, a Mr. and Mrs. Wilder, decided to name the inn "Spindrift" for "the wind driven foam from the breast of the waves" (Hannay n.d.).



Plate 2: The Spindrift Inn prior to completion in 1916. (Photograph courtesy of Hannay n.d.)

Peter and Margaret Hannay purchased the inn in 1922. According to Margaret Hannay, "at that time Spindrift was at the end of nowhere"; only a trail ran down to the inn, which was widened when homes began to be built in the area (Hannay n.d.).

The Pelican Club (a social club) was established around the same time as the inn, where the club members met approximately once a month before gathering afterward at different members' residences for cocktails. The club was originally organized by W.L. Maloon, Dr. Truman A. Parker, W.L. Peete, and Ivan Rice. The original members included W.C. Crandall, John R.E. Sumner,

William Trump, and Billy Woods. Later members included Laurence Burdick, William McDonald, H.G. Lazelle, Remsen McGinnis, J. Lewis Morse, William E. Pate, Thomas A. Rothwell, F.P. Sherwood, A.B. Smith, E.C. Stimpson, H.U. Sverdup, Keith Trask, Dr. T. Wayland Vaughn, Morris T. Weeks, and William C. Zimmerman (Randolph 1955). The last meeting of the Pelican Club was held in 1937 and the Hannays sold the inn shortly thereafter (Hannay n.d.).

In 1926, the initial development of the La Jolla Beach and Yacht Club (Plate 3) took

place immediately adjacent to the Spindrift Inn. The board of governors, who helped sponsor the \$1,000,000 project, included Charles H. Bencini, A.J. Bickerstaff, Arthur H. Braly, T.A. Davis, Arthur D. Dodworth, George Harbaugh, William Kettner, J.D. Marsden, Sherman A. Paddock, Robert B. Stacy-



Plate 3: La Jolla Beach and Yacht Club in 1927. (Photograph courtesy of the San Diego Historical Society)

Judd, and Will J. Thayer (*San Diego Union* 1926a). Designed by Hollywood architect Robert B. Stacy-Judd as a "unique architectural adaptation of [an] ancient Mayan building method," the La

Jolla Beach and Yacht Club facility was opened in 1927 (*San Diego Union* 1927). The La Jolla Beach and Yacht Club and the Spindrift Inn gained in popularity in the 1920s and 1930s and were successful in spite of the Depression that gripped the country between the stock market crash of 1929 and the opening of World War II.

In 1935, Frederick William Kellogg purchased the La Jolla Beach and Yacht Club and transferred ownership to himself and his wife, Florence Scripps Kellogg, niece of Ellen Browning Scripps. After taking ownership, Kellogg renamed the facility the La Jolla Beach and Tennis Club and built four tennis courts, an Olympic-sized swimming pool, and 42 apartments (Randolph 1955). Once the apartments were complete, Kellogg began a remodel of the Spindrift Inn to convert it into a restaurant. Kellogg "knocked a hole through the wall" of the Spindrift Inn and



Plate 4: The Marine Room during a storm in 1944. (Photograph courtesy of the Marine Room)

built the Marine Room dining room immediately adjacent to the inn (Daly-Lipe and Dawson 2002). However, Kellogg passed away in 1940 before the project was complete. His son, William J. Kellogg, ultimately finished the remodel and the new Marine Room restaurant opened in 1941 (Daly-Lipe and Dawson 2002) (Plate 4). A year later, the windows were smashed in by rising surf caused by a winter storm. Each time that the windows would be replaced after a storm, they were

smashed in again by the surf. In 1948, the Spindrift Lounge was constructed and the plate glass was replaced with Herculite three-fourth-inch glass (Olten et al. 2011).

During World War II, two military training camps came to La Jolla (Camp Callan and Camp Elliot) and two emplacements on Mount Soledad and one on the beach in La Jolla were established (Pierson 2001). Although these military installations were replaced after the Korean War with the University of California at San Diego campus and the expansion of the Scripps Institution of Oceanography, La Jolla's economic base gained a substantial business element. This trend continues with ever-present tourism playing a significant part in the local economy. The residential population has historically included permanent and seasonal residents, many of whom have achieved a significant degree of financial and historical notoriety and success.

## IV. METHODS AND RESULTS

#### Archival Research

Records relating to the ownership and developmental history of this project were sought to fulfill the requirements of Appendix E of the City of San Diego HRB guidelines, as well as to identify any associated historic persons and events or architectural significance. Records research

was conducted at the BFSA research library, the San Diego Historical Society, and the offices of the San Diego Assessor/County Recorder/County Clerk. Title records for the property were also obtained, including documentation obtained from California Lot Book, Inc. Appendix C contains maps of the property, including a City of San Diego 800' Scale Engineering Map, historic USGS maps from 1904 and 1943, a current USGS project location map, the original subdivision map, the current Assessor's parcel map, and Sanborn Fire Insurance maps (Figures 1 to 9).

#### Historic Context: La Jolla Park

The La Jolla Park subdivision was platted in 1887 by Frank T. Botsford and George W. Heald. According to Donaldson et al. (2004):

[In 1885], the Transcontinental Railroad came to San Diego bringing with it an influx of land speculators and permanent residents, and by 1890 San Diego's population totaled 16,159 an increase of population over 500% since San Diego's recorded population of 2,637 in the 1880s. In 1885, the first recorded La Jolla subdivision, located slightly north of present day La Jolla Scenic Heights, was filed with the San Diego County Recorders as the Leavitt's Addition Map No. 117. However, it was the La Jolla Park subdivision that was recorded on March 22, 1887 by Frank T. Botsford and George W. Heald under the auspice of the Pacific Coast Land Bureau from which the community of La Jolla evolved with the first successful efforts to construct community amenities.

The streets were laid out to follow the natural curves of the coastline, and all streets were 80' wide, with the exception of Grand (Girard), which was 100' feet wide. Two parks were identified on the La Jolla Park Subdivision map – La Jolla Park and Union Park (Park Row). Palms, cedar, eucalyptus and other tree species were planted to line the streets and define the two parks. The La Jolla Improvement Society was established to maintain the parks and the trees, but by 1893, the water supply and maintenance efforts diminished and most of the trees died. Lila Almina Hamilton acquired an interest in the Pacific Coast Land Bureau with the intent to plant trees in La Jolla Park in an artistic design. A reliable water supply continued to be a problem during the period. Prospectors were unsuccessful in drilling wells, most filled with salt water. In 1887, water was found in Rose Canyon. The water was piped to a reservoir for storage, but within a few years, the system failed and water was then hand-carried in barrels from Rose Canyon into La Jolla.

The La Jolla Park Subdivision's first public land auction was held in 1887, and due to the brisk pace of land sales, it was declared an early success. Once building began, after the short land boom and bust of the late 1880s, early structures began

appearing as summer cottages. These early cottages were built by the landowners themselves or by vacationing families who wished to spend their summers on the West Coast. Comprised of board-and-batten, these cottages were modest and simple in design and construction, and were outfitted with the basic essentials, as the residents spent the majority of their time outdoors [Plate 5]. The arrival of the railroad in La Jolla in 1894 also contributed to the growth of the La Jolla Park subdivision in the 1890s. The railroad was an extension of the San Diego, Old Town and Pacific Beach Railroad, with the alignment heading west along Grand Avenue in Pacific Beach, north parallel to La Jolla Boulevard crossing Pearl Street at Cuvier and up Prospect Street to Virginia Scripps Cottage. With mixed community reaction regarding the terminus of the line, a covert effort extended the line to Prospect and Fay Avenues where a terminal was constructed. In order to attract riders to La Jolla, the "Abalone Express" provided several activities at the end of the line in La Jolla, including a dancing pavilion. The dance pavilion was the social center of La Jolla until it was dismantled in 1907. In 1899, a stairway was built to Devil's Slide so that passengers could visit the tidepools and gather abalone ...

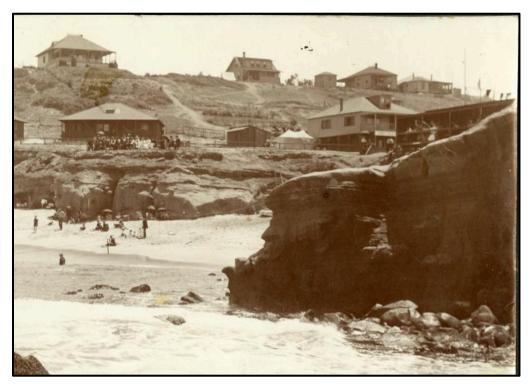


Plate 5: Circa 1897 view of La Jolla Cove. (Photograph courtesy of the University of San Diego Special Collections & Archives)

By the turn of the 20th century, [an] influx of artists and educators, many guests of Anna Held's Green Dragon Colony [located at the north end of the La Jolla Park Subdivision], began to lay the foundation for the deep interest in culture and the arts, as well as cultural landscapes in community. Anna Held's friend, horticulturist Kate Sessions, planted eucalyptus trees at the Green Dragon Colony to beautify the property. Science and Education were also at the forefront for the community, which was felt by the influence of Ellen Browning Scripps who was responsible for funding the development of several institutions during this period. Such examples include the La Jolla Women's Club, the Bishop's School, and the Children's Playground and Recreation Center. The Recreation Center opened in 1915 and was the site of one of the first public playgrounds in the United States, and served as a model for other playgrounds throughout the country. The playground included basketball courts, tennis courts, play equipment, a sand box, and gym sets. In 1899, a nine-hole golf course was constructed at Cave and Prospect Streets.

The Marine Biological Association of San Diego moved from Coronado to a site just above the Cove at Alligator Head in 1905 [Plate 6]. A 170-acre parcel above La Jolla Shores was purchased at a public auction for the Scripps Institution for Biological Research (so named after 1912), and construction of the first structures occurred in 1909 and 1910. The land was barren, and there were no roads. Ellen Browning Scripps donated \$10,000 to build a road connecting the laboratory to La Jolla to the south and Del Mar to the north ...



Plate 6: Circa 1906 view of the Marine Biological Association of San Diego building above La Jolla Cove. (Photograph courtesy of Scripps Institute of Oceanography)

The railroad was extended in 1908 north along Ivanhoe to Prospect Street and back to Fay Avenue, forming a loop around the village. It was finally abandoned in 1918. The first cars arrived in La Jolla in 1912. A team of horses was used to pull cars up Biological Grade during the rain. Torrey Pines grade was paved in 1915, and was followed in 1918 by the paving of Prospect Street and construction of sidewalks ...

The road between La Jolla and San Diego was paved in 1920. The La Valencia Hotel was built [in the La Jolla Park Subdivision] in 1926, preserving the existing palm trees. La Jolla development began expanding southward and eastward from the La Jolla Park subdivision and included the re-subdivisions and new development of areas such as Bird Rock, City-by-the-Sea, La Jolla Hermosa, the Barber Tract, and the Muirlands ...

Electric rail services between San Diego and La Jolla started in 1924 to provide public transportation to La Jolla after the railroad stopped operating. A streetcar line (#16) was extended from Mission Beach to La Jolla ...

While the streetcar line brought many visitors to La Jolla, it also brought workers to La Jolla who lived elsewhere. This prompted the development of new subdivisions in La Jolla, along with the paving of additional streets and sidewalks in the area. (Donaldson et al. 2004).

Jenner Avenue and Coast Boulevard South were paved in 1924 (*Evening Tribune* 1924) (Plates 7 and 8) and through the 1920s, widespread and prolific development occurred within the La Jolla Park Subdivision. The setting around the 811-827 Coast Boulevard South property has substantially changed over time with the construction of new residential buildings and many remodeled homes in the immediate vicinity. Overall, the architectural styles currently represented in this area are extremely eclectic, including Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

The 811-827 Coast Boulevard South property was identified in both the historic inventory of the La Jolla community prepared by Patricia Schaelchlin in 1977 and the La Jolla Historical Survey prepared by Architect Milford Wayne Donaldson, FAIA, KTU+A, and the La Jolla Historical Society (see Appendix A). Schaelchlin states that "Walter Lieber an 1904 arrival in La Jolla, invested heavily in rental properties. He had a penchant for naming his cottages whimsically; he may well have built [the Dorothy and Harriet cottages]" (Schaelchlin 1977). Although Lieber is known to have had several cottages constructed in La Jolla in the early 1900s (*San Diego Union* 1905a, 1905b, 1905c, 1906, 1913) and bought and sold property throughout San Diego (*San Diego Union* 1905c, 1906, 1908), no evidence could be found linking him to the subject property.

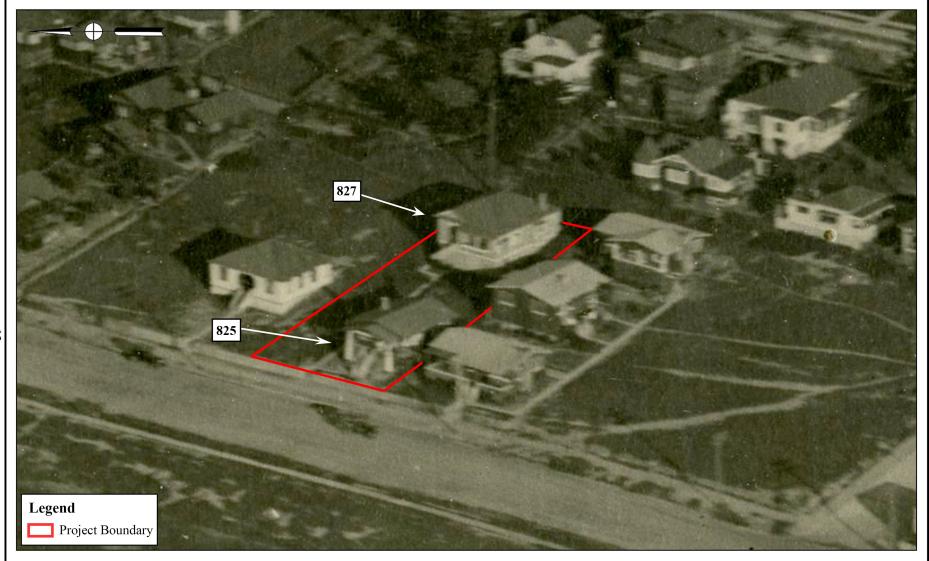




Plate 7
1922 Aerial Photograph, Facing East

(Photograph courtesy of the La Jolla Historical Society Collection)

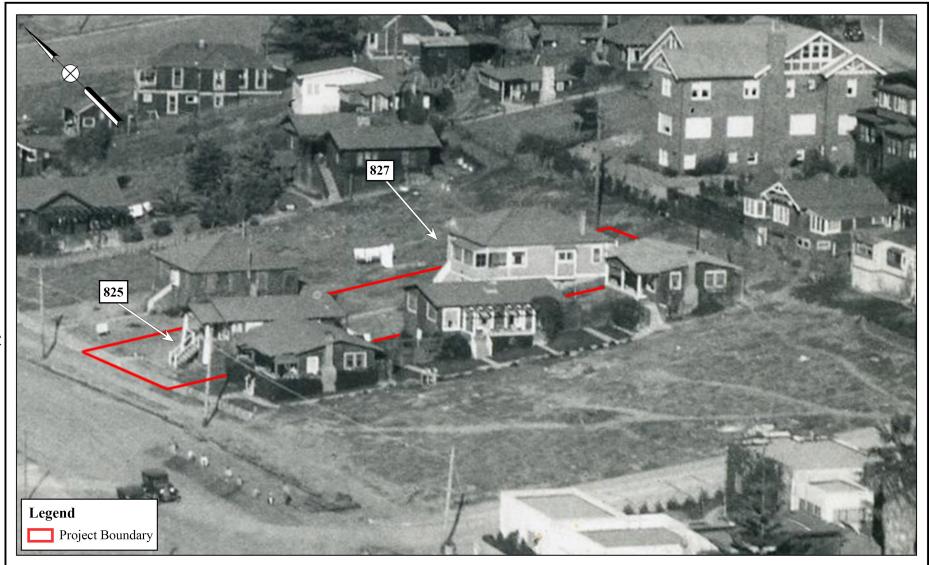




Plate 8
1924 to 1926 Aerial Photograph, Facing Northeast

(Photograph courtesy of the La Jolla Historical Society Collection)

A review of Howard S.F. Randolph's 1955 book, *La Jolla Year By Year*, which lists many of the "Old Cottages By Streets," identifies the 817 Coast Boulevard South building as "Cuesta," the "819 ½" Coast Boulevard South building as "Solana," the 821 Coast Boulevard South building as "Sea Dream," the 825 Coast Boulevard South building as "Dorothy," and the 827 Coast Boulevard South building as "Harriet."

While the 817, 819 ½, and 821 Coast Boulevard South buildings appear to be correctly identified by Randolph (1955), it appears that the addresses of the Dorothy and Harriet cottages were transposed. Both 825 and 827 Coast Boulevard South are not listed together in directories until 1923 and Randolph's address confusion may be due to the fact that the Dorothy Cottage was recorded as 825 Coast Boulevard South on the 1909 Sanborn Map, retaining that address until the Harriet Cottage was constructed in 1921 (as evidenced by the 1921 and 1926 Sanborn maps, which depict the Harriett Cottage at 825 Coast Boulevard South and the Dorothy Cottage at 825 ½ Coast Boulevard South). However, it is clear that the building with a current address of 827 Coast Boulevard South, constructed circa 1904, is the Dorothy Cottage, as newspaper articles from 1915 and 1916 refer to "the Dorothy cottage" in La Jolla (*San Diego Union* 1915a, 1915b, 1916) before the Harriett Cottage was constructed in 1921. While the 817, 819 ½, and 821 Coast Boulevard South buildings were extensively modified and previously determined to no longer be representative examples of the La Jolla Beach Cottage property type (Stropes and Smith 2019), inclusion of the subject buildings in Randolph's work strongly indicates that when originally constructed, they were characterized as La Jolla Beach Cottages.

#### History of the Property: Ownership and Development

Although the subject property was owned by several individuals prior to its initial development, Grace Beattie Baillie was the owner from 1903 to 1914. Baillie was born in 1872 in Kansas where she lived with her mother, stepfather, and sisters until at least 1900. Her stepfather, Wesley Duncan, passed away in San Diego in 1902, leaving a "handsome estate" (*San Diego Union* 1902a). Likely with the money from her inheritance, Baillie purchased Lot 9 (the subject property) in 1903 from Joseph B. and Priscilla G. Treat. Joseph Treat, a banker and member of the Wisconsin State Senate, was reported as working in "the commission business" in San Diego until circa 1902, before moving to San Francisco (*San Diego Union* 1902b).

Although listed in the 1900 Federal Census as still living in Wisconsin, in July of that year Treat purchased the "estate of [Priscilla's uncle Hezekiah] W. Whitney" (Ancestry.com 2013), which included "six lots in Breed & Chase's addition, five lots in L.W. Kimball's addition, one in Culverwell & Taggart's addition, a number of lots at Coronado Heights, and several tracts of county property" (*Evening Tribune* 1900). In December 1901, Treat purchased "certain property situated in La Jolla Park," which appears to have included most of Block 55, from his brother Ezra P. Treat, who at the time was a "retired merchant" living in Wisconsin (*Evening Tribune* 1901).

Since ownership of the property transferred from Treat to Baillie in 1903, the Dorothy Cottage was constructed circa 1904, and no original building permits could be located, it is

unknown if the Dorothy Cottage was constructed by Treat or Baillie. After Baillie purchased the property, which also included several other adjoining lots in Block 55, she married William S. Rench circa 1906. Rench operated an unnamed grocery store on Fifth Avenue beginning in 1904. In 1905, he partnered with his father, Stull Rench, to run Rench & Son grocers from the same location until 1907, when it became Rench & Co. William Rench then operated the company as Rench & Co. grocers until sometime between 1916 and 1918, when he switched professions to manufacturing (Ancestry.com 2005, 2017). City directories and census records indicate that Baillie worked as a nurse at the Coronado Hotel upon arriving in San Diego circa 1903 and then became the bookkeeper for the grocery business and manufacturing shop after her marriage to Rench. Although Baillie owned the subject property, neither she nor her husband appear to have ever lived at the Dorothy Cottage. Directories and census records indicate that when the couple arrived in San Diego, they resided on Robinson Avenue and then Sixth Street.

The first individuals known to have lived at the cottage were journalist and real estate salesman Stanley R. Hofflund and his wife Dorothea (Dorothy) in 1914. Hofflund was born in Illinois in 1883 and had moved to San Diego by 1905, where he met Dorothea Power. The two were married in 1913 and had a son, Rolf Stanley Hofflund, a year later. Stanley Hofflund primarily worked in real estate throughout the 1910s and into the 1920s and was regarded as "a popular young real estate dealer" (*Evening Tribune* 1913). However, once the Hofflunds moved to Los Angeles between 1922 and 1924, Hofflund switched careers and became a newspaper reporter. It is possible that the Dorothy Cottage was named after Dorothea circa the 1910s, since she was the only Dorothy known to have been associated with the building.

John and Augusta Melzer owned the property from 1916 to 1926, during which time the Harriet Cottage was constructed in 1921. The Melzers immigrated from Russia (John) and Sweden (Augusta). John Melzer worked as a cook before becoming the proprietor of a restaurant by 1920. Although the family resided in San Diego while they owned the property, they were never listed in the city directory at either 825 or 827 Coast Boulevard South. John Melzer passed away in 1924 and Augusta Melzer sold the property to Frank and Harriet Ayer in 1926.

Frank Ashton Ayer worked as a copper mining engineer for most of his life after graduating from Columbia University in 1911. Ayer married Harriet Irwin Root in 1920 and the two owned the subject property from 1926 to 1932, and then from 1934 to 1964. It is possible that the Harriet Cottage acquired its name while owned by the Ayers; however, the Ayers are never listed in city directories at 825 or 827 Coast Boulevard South.

George and Viola Sanders owned the property in the 1960s and 1970s, but they lived on Silverado Street in La Jolla and are never listed in city directories as residing at either property. In 1981, Harry and Ida Neuman purchased the property and owned it until 2018, when the current owner purchased the property. City directories indicate that the Neumans also never lived at either address. Full ownership records are provided in Table 1.

Table 1
Title Records for 825-827 Coast Boulevard South

Seller	Buyer	Year
J.B. Treat and P.G. Treat	Miss Grace Baillie	1903
Grace Baillie Rench, formerly Grace Baillie and William S. Rench	Gilbert L. Gates and Nettie E. Gates	1914
Gilbert L. Gates and Nettie E. Gates	H.S. Everts	1914
H.S. Everts and Alice M. Everts	John T. Melzer and Augusta Melzer	1916
John Theodore Melzer, sometimes known as John T. Melzer	Augusta Melzer	1925
Augusta Melzer	Frank Ashton Ayer and Harriet Root Ayer	1926
Frank Ashton Ayer and Harriet Root Ayer	John E. Sanders and Helen S. Sanders	1932
John E. Sanders and Helen S. Sanders	Frank Ashton Ayer and Harriet Root Ayer	1934
Frank Ashton Ayer and Harriet Root Ayer	George Sanders	1964
George Sanders	Viola Frances Sanders	1969
Viola Frances Sanders	George Sanders, Trustee	1969
George Sanders, Trustee; and George Sanders and Viola Frances Sanders	Viola Frances Sanders and Duane Strong, Trustees	1977
Viola Frances Sanders and Glen Darby, Successor Trustee to Duane Strong, as Co-Trustees	Harry I. Neuman and Ida Ruth Neuman	1981
Ida Ruth Neuman, Trustee	800 Coast, LLC	2018

#### Field Survey

BFSA conducted a photographic documentation survey on January 13 and November 5, 2020 (Plates 9 to 30 [including supporting historic views]). Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

#### Description of Surveyed Resources

The Dorothy Cottage is located on the eastern (rear) portion of the property and was built using sub-standard frame and board and batten construction on a concrete and wood pier foundation. The building was finished in a combination of narrow and wide, horizontal, Covestyle siding and narrow vertical siding. The building possesses a medium-pitched, hipped roof covered in composite shingles with a moderate, boxed eave overhang and a wide frieze board and simple moulding at the cornice line. A flat-sided bay with two small casement windows and a shed-style roof is located on the south façade.

A non-original, partial-width, enclosed front porch is located at the southern end of the west façade (Plate 9). The porch extension appears to have been constructed prior to 1909, as it is visible on the 1909 Sanborn Map (see Figure 6 in Appendix C). Although no photographs exist prior to 1922, it is likely that the front porch extension currently remains unchanged, as it was drawn as an enclosed area on the 1909 Sanborn Map. While the 1922 aerial photograph (see Plate 7) is not of a high enough resolution to show details of the building, 1924 to 1926 historic photographs from the La Jolla Historical Society indicate that the sliding, multi-pane, woodframed windows currently present on the west façade of the porch were added prior to 1924 (Evening Tribune 1924). As the photographs depict Jenner Avenue and Coast Boulevard South being paved, and according to the Evening Tribune, these streets were paved in 1924 (Evening Tribune 1924), it is likely that the photographs date to 1924 instead of 1924 to 1926 (see Plates 8 and 10). The front porch currently appears as it did in the 1924 photograph and exhibits a shed-style roof and is clad in wide, horizontal wood siding (Plate 11).

The original main entry was located on the west façade of the building (Plate 12) but is now located on the north façade of the enclosed front porch (Plate 13). Two small, shed-roofed additions are present on the east façade: the first addition was constructed prior to 1909, onto which the second addition was constructed between 1949 and 1952 (Plate 14). The 1949 to 1952 addition is clad in beveled, horizontal wood siding. A brick chimney is located above the roof off the south façade. A majority of the windows on the north, west, and south façades are single-hung with multiple diamond-shaped lites in the upper window and a single pane in the lower. Other fenestration includes wood-framed, casement windows (Plate 15), some with diamond-panes separated by heavy wood muntins (see Plates 14 and 16), as well as simple, single-pane, single-hung windows (Plate 17).

1904 to 1909 Enclosed Front Porch

1904 to 1909 Enclosed Front Porch



West Façade South Façade



# Plate 9 View of the West and South Façades of the Dorothy Cottage, Facing East

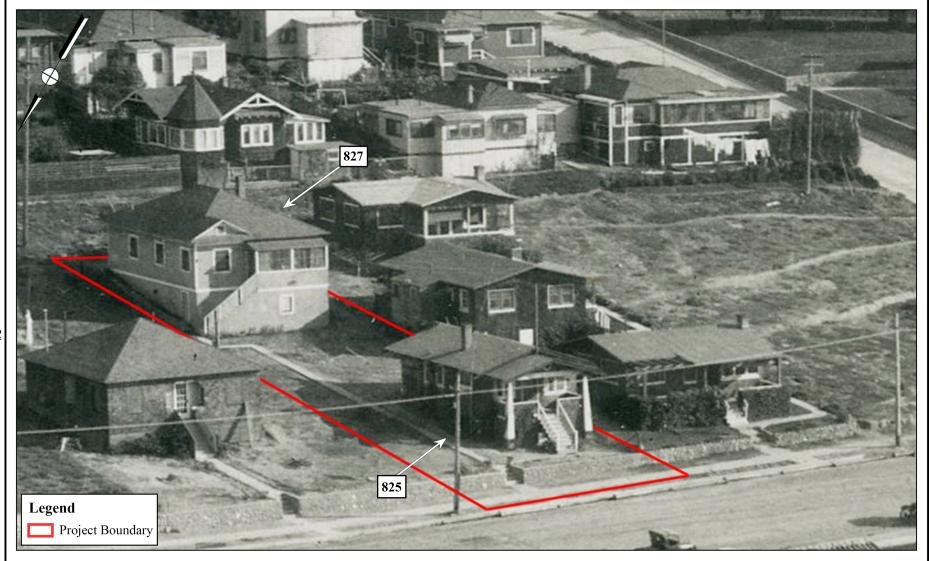




Plate 10
1924 to 1926 Aerial Photograph, Facing Southeast

(Photograph courtesy of the La Jolla Historical Society Collection)





Plate 11

View of the West (Left) and South (Right) Façades of the Dorothy Cottage, Facing East





Plate 12
Interior View of the Original Main Entry on the
West Façade of the Dorothy Cottage, Facing Northwest





Plate 13
View of the Northwest Corner of the Dorothy Cottage, Facing South





Plate 14

View of the South (Left) and East (Right) Façades of the Dorothy Cottage Showing Modifications, Facing North

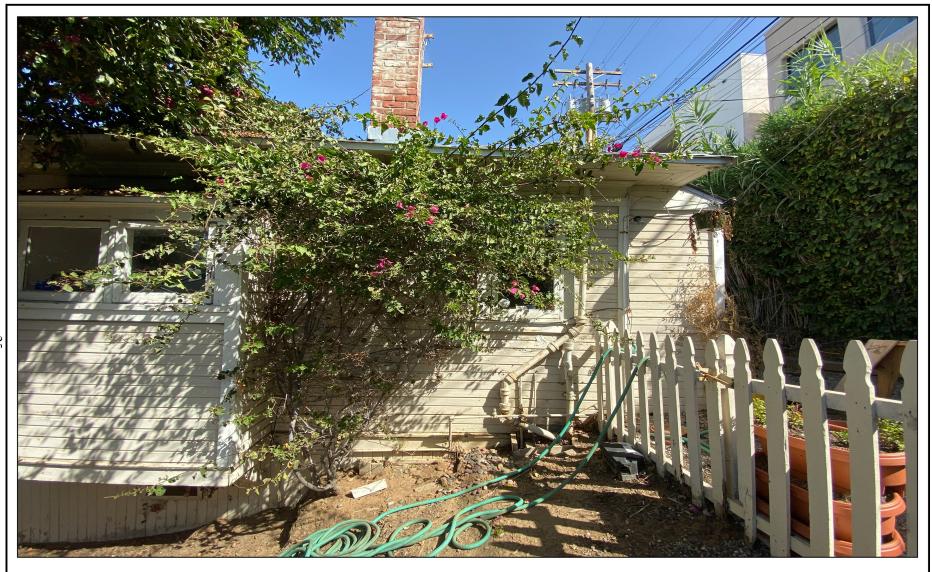




Plate 15
View of the South Façade of the Dorothy Cottage, Facing North





Plate 16

View of the North Façade of the 1949 to 1952 Addition (Left) and the East Façade of the Circa 1904 Dorothy Cottage (Right), Facing Southwest





Plate 17
Close-Up View of the South Façade of the Dorothy Cottage, Facing Northeast

The Harriet Cottage is located on the western (front) portion of the property and was built using sub-standard board and batten construction on a concrete and wood pier foundation. The medium-pitched, front-gabled roof is covered in composite shingles and exhibits an open eave overhang with exposed rafters. The building also possesses exposed beams and decorative latticework in the gable ends (Plate 18). All façades, except an addition constructed at the northeast corner of the building in 1972, exhibit shingle siding (Plates 19 to 26); the 1972 addition exhibits a plywood and batten exterior cladding (Plates 27 to 29). Original wood-framed casement windows are located on the north, south, and east façades. The primary entrance to the building is accessed via a wood staircase on the north façade (see Plate 25).

The primary (west) façade features a garage with an enclosed porch addition above that were constructed in 1926 (San Diego Union 1926b), which replaced a full-length front porch but did not alter the original foundation, resulting in the extension of the main roof (Plate 30). The enclosed porch features wood-framed, single-hung pocket windows. Carriage-style garage doors with multi-lite window inserts are located on the west façade.

Portions of the original cobblestone wall that separated the property from the sidewalk (see Plate 10) are present on either side of the garage (see Plates 18 and 19). The 1972 addition was constructed with a shed-style roof with a wide eave overhang and exposed rafters. Windows in the 1972 addition are horizontal-sliding and aluminum-framed (see Plate 28) and the south façade features an aluminum-framed, sliding glass door. A small, recessed porch area at the northeast corner of the building, which possesses a fixed-pane window and a simple, solid wood door, was enclosed prior to the construction of the 1972 addition (see Plate 23).

## V. <u>SIGNIFICANCE EVALUATIONS</u>

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

- 1. **Location** is the place where a resource was constructed or where an event occurred.
- 2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.





Plate 18
View of the West Façade of the Harriet Cottage, Facing East





Plate 19

View of the West (Left) and South (Right) Façades of the Harriet Cottage, Facing Northeast



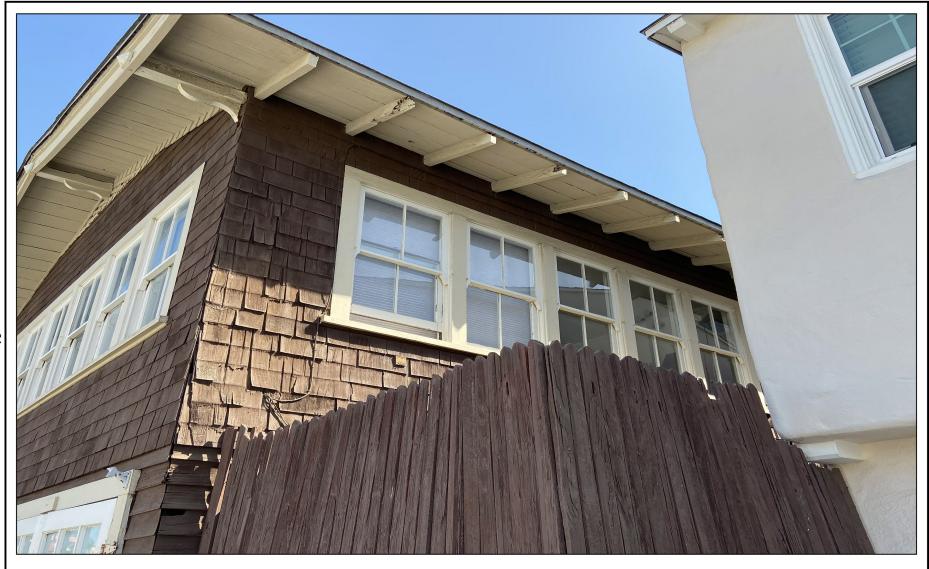




Plate 20
View of the Southwest Corner of the Harriet Cottage, Facing Northeast





Plate 21 **View of the South Façade of the Harriet Cottage, Facing North** 





Plate 22
View of the South Façade of the Harriet Cottage, Facing Northwest

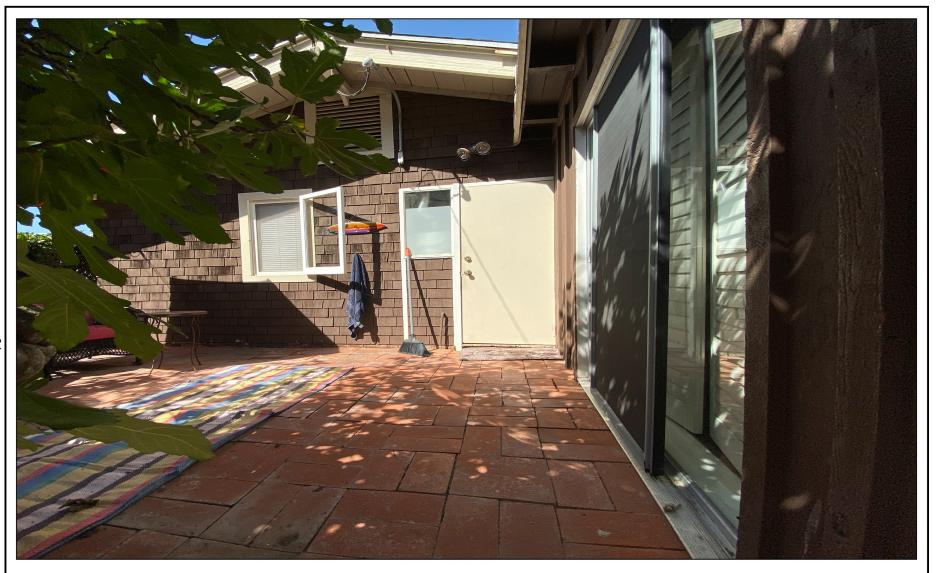




Plate 23
View of the East Façade of the 1921 Harriet Cottage (Left) and the South Façade of the 1972 Addition (Right), Facing West

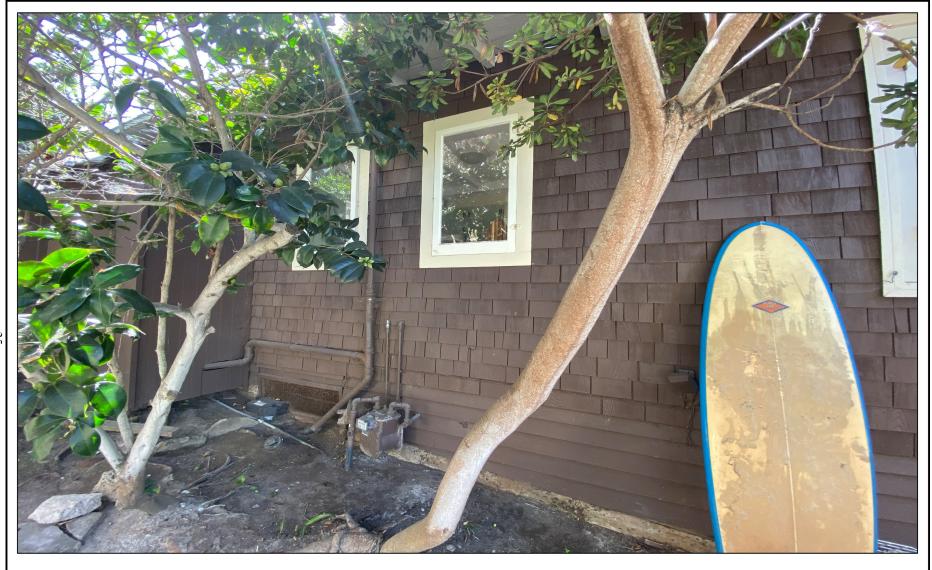




Plate 24
View of the North Façade of the Harriet Cottage, Facing Southeast





Plate 25
View of the North Façade of the Harriet Cottage, Facing Southwest







Plate 26
View of the Northwest Corner of the Harriet Cottage, Facing Southeast





Plate 27
View of the South Façade of the 1972 Addition to the Harriet Cottage, Facing West





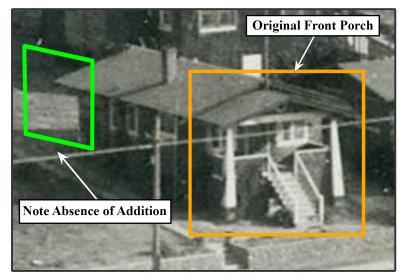
Plate 28

View of the East (Left) and North (Right) Façades of the 1972 Addition to the Harriet Cottage, Facing West





Plate 29
View of the North Façade of the Harriet Cottage
Showing the 1972 Addition to the Left, Facing South



1924 to 1926 Aerial Photograph (Photograph courtesy of the La Jolla Historical Society Collection)



Current Photograph



# Plate 30

1924 to 1926 and Current Views of the North (Left) and West (Right) Façades of the Harriet Cottage, Facing Southeast

- 3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.
- 4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
- 5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.
- 6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
- 7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the Dorothy and Harriet Cottages, the following steps were taken, as required in the City of San Diego *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009, and in accordance with the recommendations presented in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1. <u>Integrity of location</u> is the place where a resource was constructed or where an event occurred (City of San Diego 2009a). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. The Dorothy and Harriet Cottages were constructed in their current locations in circa 1904 and 1921, respectively. Therefore, the buildings retain integrity of location.
- 2. <u>Integrity of design</u> results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property (City of San Diego 2009a). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any unique architectural features present.

The Dorothy Cottage was designed as a Queen Anne Free Classic-style La Jolla Beach Cottage. Between 1904 and 1909, a front porch extension and small rear addition were constructed and between 1949 and 1952, another small rear addition was built onto the east façade of the 1904 to 1909 addition. However, these modifications did not alter

the original style of the building. In addition, the 1904 to 1909 front porch extension and rear addition were constructed during the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009) and function as an evolution of the resource. Therefore, the Dorothy Cottage retains integrity of design.

The Harriet Cottage was constructed in 1921 as a Craftsman-style La Jolla Beach Cottage. The only apparent modifications made to the building include the replacement of the original front porch with an enclosed, full-length front porch with a garage below in 1926 and the enclosure of a small rear porch and construction of a rear addition onto the enclosed rear porch in 1972. Because the garage and enclosed front porch modifications were made to the building during the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009), they did not negatively impact the building's integrity of design as a La Jolla Beach Cottage. However, as a Craftsman-style residence, the loss of the front porch negatively impacted the building's integrity of design and the 1972 addition negatively impacted the building's integrity of design as both a La Jolla Beach Cottage and a Craftsman-style residence. Therefore, the Harriet Cottage does not retain integrity of design.

3. **Integrity of setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area (City of San Diego 2009a). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, manmade features, and relationships between buildings and other features. The Dorothy and Harriet Cottages have been remained in the same location since their original construction in circa 1904 and 1921, respectively (see Plate 7). Inspection of the surrounding neighborhood indicates the presence of very few original buildings. Many of the original homes that once existed in the nearby area have been removed and others have been substantially remodeled and altered. The 817, 819-819 ½, and 821 Coast Boulevard South buildings located immediately south of the Dorothy and Harriet Cottages have been so extensively modified that they no longer resemble La Jolla Beach Cottages. In addition, the buildings located at 811, 813-813 ½, and 815 Coast Boulevard South, located immediately south of the 817-821 Coast Boulevard South property, were not constructed until the early 1950s (Plate 31). The beach cottage located immediately north of the subject property was replaced with a multi-story apartment building after 1972. Currently, the overall surrounding environment includes an abundance of newer, multi-story, residential dwellings. The substantial changes to the overall physical environment of the area has resulted in an adverse impact to the original setting and, therefore, the Dorothy and Harriet Cottages do not retain integrity of setting.





# Plate 31 1952 Aerial Photograph, Facing North

825-827 Coast Boulevard South

(Photograph courtesy of the La Jolla Historical Society Collection)

4. <u>Integrity of materials</u> comprise[s] the physical elements combined or deposited in a particular pattern or configuration to form a property (City of San Diego 2009a). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the buildings.

The Dorothy Cottage was designed as a Queen Anne Free Classic-style La Jolla Beach Cottage. Between 1904 and 1909, a front porch extension and small rear addition were constructed and between 1949 and 1952, another small rear addition was built onto the east façade of the 1904 to 1909 addition. However, these modifications did not alter the original style of the building. In addition, the 1904 to 1909 front porch extension and rear addition were constructed during the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009) and utilized period-appropriate materials (Cove-style, horizontal, wood siding and wood-framed, diamond-paned windows). Therefore, the Dorothy Cottage retains integrity of materials.

The Harriet Cottage was constructed in 1921 as a Craftsman-style La Jolla Beach Cottage. The only apparent modifications made to the building include the replacement of the original front porch with an enclosed, full-length front porch with a garage below in 1926 and the enclosure of a small rear porch and construction of a rear addition onto the enclosed rear porch in 1972. Because the garage and enclosed front porch modifications were made to the building during the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009), they did not result in the introduction of any inappropriate materials and did not negatively impact the integrity of materials within the La Jolla Beach Cottages period of significance; however, the removal of the original porch negatively impacted the building's ability to convey its original Craftsman style. The enclosure of the rear porch and construction of the 1972 addition negatively impacted the building's integrity of materials for both the La Jolla Beach Cottage and Craftsman periods of significance and utilized inappropriate design elements and materials (a shed-style roof, aluminum-framed windows, and a sliding glass door). Therefore, the Harriet Cottage does not retain integrity of materials.

5. <u>Integrity of workmanship</u> consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles (City of San Diego 2009a). Integrity of workmanship was assessed by evaluating the quality of the architectural features present. The workmanship displayed in the construction of the Dorothy and Harriet Cottages is average and the subsequent modifications have not negatively impacted the original workmanship. Therefore, the

Dorothy and Harriet Cottages retain integrity of workmanship.

- 6. <u>Integrity of feeling</u> relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place (City of San Diego 2009a). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, convey an aesthetic sense of the property between circa 1904 and the 1930s as part of the La Jolla Beach Cottage Theme. Although the Dorothy and Harriet Cottages no longer retain integrity of setting, they still retain integrity of location and workmanship. As such, the Dorothy Cottage still evokes an aesthetic and historical sense of the time period spanning from circa 1904 to the 1930s and the Harriet Cottage still evokes an aesthetic and historic sense from between 1921 and the 1930s. Therefore, the Dorothy and Harriet Cottages retain integrity of feeling.
- 7. <u>Integrity of association</u> directly links a historic property with a historic event, activity, or person of past time and place; and requires the presence of physical features to convey the property's historic character (City of San Diego 2009a). Integrity of association was assessed by evaluating whether the buildings were ever directly associated with important events or individuals. Historical research revealed that both buildings are associated with early La Jolla Beach Cottage development, which occurred between the 1880s and 1930s. Since the buildings both retain integrity of location, workmanship, and feeling, the Dorothy or Harriet Cottages retain integrity of association.

Because this project requires approval from the City of San Diego, CEQA and City of San Diego HRB eligibility criteria were used for this evaluation. Therefore, criteria for listing on the SDRHR, the CRHR, and the NRHP were used to measure the significance of the resources. The Dorothy and Harriet Cottages were previously evaluated as eligible for listing on the SDRHR under City of San Diego HRB Criterion A as representative examples of La Jolla Beach Cottages (Stropes et al. 2020), as is reiterated below.

#### City of San Diego HRB Eligibility Criteria

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria in order to be eligible for designation on the SDRHR:

# • City of San Diego HRB Criterion A:

It exemplifies or reflects special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development;

#### • City of San Diego HRB Criterion B:

It is identified with persons or events significant in local, state, or national history;

# • City of San Diego HRB Criterion C:

It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

### • City of San Diego HRB Criterion D:

It is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

# • City of San Diego HRB Criterion E:

It is listed on or has been determined eligible by the National Park Service for listing on the NRHP, or is listed or has been determined eligible by the State Historic Preservation Office for listing on the State [California] Register of Historical Resources; or

#### • City of San Diego HRB Criterion F:

It is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements, which have a special character, historical interest, or aesthetic value, or which represent one or more architectural period(s) or style(s) in the history and development of the city.

# City of San Diego HRB Evaluation

#### • City of San Diego HRB Criterion A:

The key distinction provided by the City in HRB Criterion A is that in order for structures or built candidates to be considered historically significant they must be characterized as exemplifying or reflecting "special elements" of development. The Guidelines for the Application of Historical Resources Board Designation Criteria state:

Special elements of development refer to a resource that is distinct among others of its kind or that *surpass the usual in significance* [italics added]. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do.

Consideration for designation, therefore, is established based upon whether or not the building exemplifies or reflects special elements of the types of development listed

#### under Criterion A.

The Dorothy Cottage was constructed circa 1904 as a Queen Anne Free Classic-style La Jolla Beach Cottage. No structures existed on the property prior to its construction. The Harriet Cottage was constructed in 1921 as a Craftsman-style La Jolla Beach Cottage. For the evaluation of the buildings under City of San Diego HRB Criterion A, the following aspects of development were considered:

o **Historical Development:** Historical development shall exemplify or reflect a special or unique aspect of the city's general historical development; or shall exemplify or reflect a unique aspect of the city's history (City of San Diego 2009a). The Dorothy Cottage was constructed circa 1904 on the hillside bounded by Coast Boulevard South to the west, Jenner Avenue to the north, Prospect Street to the east, and Daisy Row (later renamed Eads Avenue) to the south. The Dorothy Cottage was constructed as a vacation rental cottage within the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009) and has been utilized as a rental property since that time. The building retains integrity of location, design, materials, workmanship, feeling, and association and, therefore, is reflective of a La Jolla Beach Cottage and is significant with respect to the historical development of La Jolla.

The Harriet Cottage was constructed in 1921 west of the Dorothy Cottage. Like the Dorothy Cottage, the Harriet Cottage was constructed as vacation rental within the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009) and has been utilized as a rental property since that time. Although the 1972 addition negatively impacted the building's integrity of design and materials, the Harriet Cottage still retains integrity of location, workmanship, feeling, and association. Since the 1972 addition was constructed onto the northeast corner of the building, its removal would not likely result in an adverse impact to the remainder of the building. As such, the Harriet Cottage is reflective of a La Jolla Beach Cottage and is significant with respect to the historical development of La Jolla.

O Archaeological Development: Archaeological development may be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features (City of San Diego 2009a). No archaeological sites are associated with the Dorothy or Harriet Cottages. Therefore, the property is not significant with respect to any form of archaeological development.

- O Cultural/Social Development: Cultural development shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts (painting, sculpture, architecture, theater, dance, music), literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. Social development shall exemplify or reflect development that is associated with relations and interactions with others (City of San Diego 2009a). No information was uncovered during historical research that associates the Dorothy or Harriet Cottages with any form of cultural or social development in San Diego. Therefore, the property is not significant with respect to any form of cultural or social development.
- Economic Development: Economic development shall exemplify or reflect development associated with the local, regional, state, or national economy or economics, including manufacturing, labor and agriculture, maritime, and transportation industries (City of San Diego 2009a). The Dorothy and Harriet cottages are not associated with any patterns of economic development reflecting local or regional economic patterns or industries. Therefore, the property is not significant with respect to any form of economic development.
- O Political Development: Political development shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations, and the civil rights movement associated with ethnic and gay/lesbian issues (City of San Diego 2009a). The Dorothy and Harriet Cottages are not associated with any political movements or individuals associated with politics. Therefore, the property is not significant with respect to any form of political development.
- O Aesthetic Development: Aesthetic development shall exemplify or reflect development associated with an artistic arrangement in theory or practice (City of San Diego 2009a). The Dorothy and Harriet cottages are not associated with any aesthetic patterns or arrangements that reflect any noteworthy design elements. Therefore, the property is not significant with respect to any form of aesthetic development.
- Engineering Development: Engineering development shall exemplify or reflect development associated with engineering (City of San Diego 2009a).

The engineering design of the Dorothy and Harriet Cottages is not associated with any unusual or unique aspects of engineering design or development. Therefore, the property is not significant with respect to any form of engineering development.

- o Landscape Development: Landscape development shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines (City of San Diego 2009a). Historic photographs of the Dorothy and Harriet Cottages do not indicate that the buildings featured any associated landscaping when they were constructed in circa 1904 and 1921, respectively, and none of the current vegetation can be verified as being associated with the circa 1904 to 1930s period of significance for the cottages. Therefore, the property is not significant with respect to any form of landscape development.
- O Architectural Development: Architectural development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners, and others associated with the building industry (City of San Diego 2009a). Although the builders of the Dorothy and Harriet Cottages are unknown, like many La Jolla Beach Cottages, they were likely built by the owners of the property to serve as vacation homes and rental properties. According to Crawford (2009), who established the Early La Jolla Beach Cottage Context utilized by the City of San Diego HRB:

Beach cottages were once a common, and dominant, style of architecture in La Jolla from the late 1880s through the 1930s. At one point, there were over 450 beach cottages listed in local histories. In 2009, estimates are that approximately 19 of these cottages remain as part of the architectural heritage of La Jolla

"The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there

were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent. The Industrial Age's backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we'll go out on a limb here and define the bungalow by its populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman 'style' and the derivative bungalow is the level of fine detail and craftsmanship (calbungalow.com)."

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created "home kits" and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners (calbungalow.com).

Bungalow homes are defined not by size, but by scale. Typical [exterior] features of a bungalow include:

- Small- to medium-sized residences
- One to one and one-half stories, occasionally two stories
- Low, sloping roof, hipped or gabled, sometimes with dormers
- Exposed roof structure (beams and rafters)
- Exterior proportions balanced rather than symmetrical in arrangement
- Modest front porch
- Front stoop
- Focus upon a garden, even if small
- Wood shingles, horizontal siding or stucco exteriors
- Brick or stone exterior chimneys
- Partial width front porch
- Asymmetrical "L" shaped porches ...
- Stained and leaded glass used for windows ...
- Windows typically double-hung with multiple lights in the upper window and a single pane in the lower, often seen in

- continuous banks, simple wide casings
- Artisan light fixtures. (Crawford 2009)
- **Dorothy Cottage** The Dorothy Cottage is a small- to mediumsized, one-story residence with a medium-pitched, hipped roof built with a board and batten frame. Although the building's roof structure is not exposed, its exterior proportions are balanced rather than symmetrical. It possesses a modest, partial-width, asymmetrical front porch that was extended westward between 1904 and 1909. Although the front porch extension is not original, the date of modification falls within the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009), thereby reflecting the evolution of the resource within its period of significance. The building is covered in horizontal siding and possesses a brick chimney visible above the roofline. A majority of the windows on the north, west, and south façades are double-hung with multiple diamond-shaped lites in the upper window and a single pane in the lower. Other fenestration includes wood-framed, diamond-paned casement windows separated by heavy wood muntins. Of the 12 exterior characteristic features of bungalow homes, the Dorothy Cottage possesses eight:
  - Small- to medium-sized residence
  - One story
  - Balanced exterior proportions
  - Modest front porch
  - Horizontal siding
  - Brick exterior chimney
  - Partial-width front porch
  - Double-hung windows with multiple lites in the upper window and a single pane in the lower.

As a result, the Dorothy Cottage embodies distinctive architectural characteristics of a bungalow home.

 Harriet Cottage – The Harriet Cottage is a small- to medium-sized, one-story residence with a low-pitched, front-gabled roof that exhibits exposed beams and rafters. All façades, except for the 1972 addition, are covered in redwood shingle siding. The exterior proportions of the building are balanced rather than symmetrical. An enclosed porch with a garage below was added in 1926, replacing an original, full-length front porch along the west façade. Original windows on the north, south, and east façades are wood-framed casement. Windows in the 1926 enclosed porch addition are double-hung and wood-framed. Of the 12 exterior characteristic features of bungalow homes, the Harriet Cottage possesses seven:

- Small- to medium-sized residence
- One story
- Low, sloping, front-gabled roof
- Exposed rafters and beams
- Balanced exterior proportions
- Wood shingle siding
- Double-hung windows

As a result, the Harriet Cottage building embodies distinctive architectural characteristics of a bungalow home.

The advent of the automobile necessitated modifications to some early La Jolla Beach Cottages, including the Harriet Cottage and the 821 Coast Boulevard South building located east of the subject property. While the modifications made to the adjacent 821 Coast Boulevard South building completely altered its original Craftsman beach cottage style into a Spanish Revival-style, single-family residence, the same is not true of the Harriet Cottage. The automobile-related modifications made to the Harriet Cottage only included the addition of the garage and enclosed front porch.

While the builders for both original cottages are unknown, Victor Maler is listed as the contractor for the 1926 garage addition to the Harriet Cottage and was "a prominent San Diego contractor" (San Diego Union 1939). He began working as a contractor in 1909 and continued until his death in 1939. According to local newspapers, Maler built seven cottages in La Jolla between 1923 and 1930 (Evening Tribune 1923, 1925, 1927, 1928, 1929a, 1929b, 1930a) and was contracted for a number of residences, additions, and modifications in the La Jolla area between 1930 and 1938 (Evening Tribune 1930b, 1930c, 1930d, 1931, 1938; San Diego Union 1935a, 1935b, 1936a, 1936b, 1937), which

made him experienced in the construction of La Jolla Beach Cottages during the period of significance for this building type. As a result, the modifications made to the Harriet Cottage were consistent with the La Jolla Beach Cottage type and are considered an evolution of the resource over time.

Therefore, the Dorothy and Harriet Cottages are both significant with respect to architectural development associated with La Jolla Beach Cottages.

The Dorothy and Harriet Cottages were constructed as vacation rental cottages within the late 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme and have been utilized as rental properties since that time. Further, the Dorothy Cottage retains integrity of location, design, materials, workmanship, feeling, and association during this period of significance and, although the 1972 addition negatively impacted the building's integrity of design and materials, the Harriet Cottage retains integrity of location, workmanship, feeling, and association. Therefore, since the Dorothy and Harriet Cottages are significant with respect to the historical development of La Jolla and for their architectural development as La Jolla Beach Cottages, both are eligible for designation under City of San Diego HRB Criterion A.

#### • City of San Diego HRB Criterion B:

Historical research revealed that the Dorothy and Harriet Cottages are not associated with any historic events in local, state, or national history. In addition, none of the individuals who owned or rented the property were found to have risen to a level of significance (see "History of the Property: Ownership and Development," above). Therefore, the building is not eligible for designation under City of San Diego HRB Criterion B.

## • City of San Diego HRB Criterion C:

According to the City of San Diego HRB designation guidelines, this criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction.

In order to qualify under this criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource must embody the distinctive characteristics of a style, type, period, or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period, or method of construction. Resources that do not embody the distinctive characteristics of a style, type, period, or method of construction, as supported by established sources, do not qualify.

O *Dorothy Cottage* – The Dorothy Cottage was constructed as a Queen Anne Free Classic-style La Jolla Beach Cottage. The Queen Anne style was popularized by a "group of English architects led by Richard Norman Shaw in the late 19<sup>th</sup> century despite having little to do with Queen Anne who reigned in England from 1702 to 1714" (McAlester 2015). The style owes its "popularity to the public's enthusiastic embrace and the pattern books and mail-order house plans that allowed them to build a Queen Anne house" (McAlester 2015).

The Queen Anne style has four shape subtypes (Hipped Roof With Lower Cross Gables, Cross-Gabled Roof, Front-Gabled Roof, and Town House) and four decorative detailing subtypes (Spindlework, Free Classic, Half-Timbered, and Patterned Masonry). The characteristic elements of these subtypes vary greatly, but examples generally include a "steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along both side walls" (McAlester 2015). The Dorothy Cottage is best classified as the Hipped Roof With Lower Gables shape subtype and the Free Classic decorative detailing subtype and also exhibits a "steeply hipped roof" with a ridge that runs front to back, parallel to the side of the house, and a lower cross gable. McAlester (2015) states that "the roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks." As the front porch supports and railings "lack the delicate, turned balusters of the spindlework type of Queen Anne house," the building is most representative of the Free Classic decorative detailing subtype (McAlester 2015).

Although the Dorothy Cottage retains integrity of design and materials, which are essential for conveying a building's significance, it lacks several architectural elements that would make it a representative example of the Queen Anne Free Classic style. Specifically, because the front porch has been enclosed, it does not possess porch columns that are "the full height of the porch or raised on a pedestal to the level of the porch railing," nor are the columns "grouped together in units of two or three" (McAlester 2015). The building also does not possess "Palladian windows, cornice-line details, swags and garlands and other classical details," which are frequently seen in the style (McAlester 2015). The Dorothy Cottage also lacks "patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance" and the front porch does not extend "along one or both side walls" (McAlester 2015). As a result, while designed as a La Jolla Beach Cottage with Queen Anne Free Classic-style elements, the Dorothy Cottage is not considered a good example of the Queen Anne Free Classic style and is not eligible for designation under City of San Diego HRB Criterion C.

O Harriet Cottage – The Harriet Cottage was originally constructed as a Craftsman-style La Jolla Beach Cottage. The Craftsman architectural style was the dominant style for smaller houses built throughout the country from approximately 1905 to the early 1920s. Originating in southern California, the style quickly spread throughout the country via pattern books and popular magazines:

Craftsman houses were inspired primarily by the work of two California brothers – Charles Sumner Greene and Henry Mather Greene – who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The* 

Architect, House Beautiful, Good Housekeeping, Architectural Record, Country Life in America, and Ladies' Home Journal, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows, some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungaloid style. (McAlester 2015:568–578)

The general Craftsman style usually features a low-pitched, gabled roof with wide, unenclosed, overhanging eaves with multiple roof planes. Sometimes examples of this style also possess a hipped roof. The roof rafters of both roof styles are generally exposed, with decorative beams and knee braces added under the gables. Examples of the Craftsman style almost always exhibit a porch on the front façade that can either be full- or partial-width, the roof of which is supported by tapered square columns that extend to ground level without break. Many examples use natural materials such as cobblestones, clinker brick, wood shingles, and boulders, and are often used in combination with clapboard siding or stucco (McAlester 2015). In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. This is achieved through the use of natural materials and integrated landscaping. More simple, modest variations use the same materials but combine them in a much more restrained fashion. The home is given a natural, airy feeling through the use of large numbers of windows that vary in size and shape. Foundations are often sloped, and walls are clad with shingles, stucco, or shiplap siding. Often, brick and stone are used on chimneys, foundations, and as decorative elements (Crawford 2006).

The Harriet Cottage possesses most of the above elements; however, its original front porch and porch columns were removed during the addition of the garage and enclosed front porch in 1926. Since a front porch is one of the major character-defining features of the Craftsman style, its enclosure negatively impacted the building's embodiment of

the style. The 1972 rear addition also negatively impacted the building's integrity of design and materials, as the addition introduced a stylistically incompatible roof form (shed) and an aluminum-framed door and aluminum-framed windows. Due to the modifications made to the building since its initial construction that removed Craftsmanstyle elements, it does not retain enough integrity to be considered a good example of the style. Therefore, the Harriet Cottage is not eligible for designation under City of San Diego HRB Criterion C.

#### • City of San Diego HRB Criterion D:

The Dorothy and Harriet Cottages were designed and built by unknown individuals. The Dorothy Cottage was owned by either Joseph B. Treat or Grace B. Baillie when it was constructed, and the Harriet Cottage was owned by John and Augusta Melzer when constructed. None of the individuals that owned the property are known builders, designers, architects, engineers, or craftsmen, and no historical evidence was identified indicating that the cottages represent the "notable" work of a master. Therefore, the Dorothy and Harriet Cottages are not eligible for designation under City of San Diego HRB Criterion D.

# • City of San Diego HRB Criterion E:

The Dorothy and Harriet Cottages are not listed on the NRHP or the CRHR, nor has the property been formally determined eligible for either register. Therefore, the Dorothy and Harriet Cottages are not eligible for designation under City of San Diego HRB Criterion E.

#### • City of San Diego HRB Criterion F:

Both the Dorothy and Harriet Cottages were built as La Jolla Beach Cottages and are related to one another in a clearly distinguishable way. However, the beach cottages located on adjacent parcels have been so substantially modified, primarily after the mid-1930s, that the area outside of the subject parcel is no longer reflective of the La Jolla Beach Cottage community. In addition, no historic district presently exists for the La Jolla Park Subdivision or the La Jolla community in general. Therefore, the Dorothy and Harriet Cottages are not eligible for designation under City of San Diego HRB Criterion F.

#### CRHR/NRHP Criteria

In order for a historic resource to be considered eligible for listing on the CRHR or the NRHP, it must be determined significant at the local, state, or national level, under one or more of the following criteria:

#### • CRHR Criterion 1/NRHP Criterion A:

It is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage.

#### • CRHR Criterion 2/NRHP Criterion B:

It is associated with the lives of persons important in our past.

#### • CRHR Criterion 3/NRHP Criterion C:

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

#### • CRHR Criterion 4/NRHP Criterion D:

It has yielded, or may be likely to yield, information important in prehistory or history.

Resources significant under any of the above-named criteria must also possess integrity of location, design, setting, materials, workmanship, feeling, and association to be considered eligible for listing on the NRHP.

#### **CRHR/NRHP** Evaluation

#### • CRHR Criterion 1/NRHP Criterion A:

As stated previously in the evaluation under City of San Diego HRB Criteria A and B, it was discovered through historical research that no significant events could be associated with the property. Because the property could not be associated with any specific historic event, the Dorothy and Harriet Cottages are not eligible for designation on the CRHR under Criterion 1 or the NRHP under Criterion A.

#### • CRHR Criterion 2/NRHP Criterion B:

Historical research revealed that the Dorothy and Harriet Cottages are not associated with any historic events in local, state, or national history. None of the owners or renters of the property were found to be historically significant (see City of San Diego HRB Criterion B analysis, above). Therefore, the Dorothy and Harriet Cottages are not eligible for designation on the CRHR under Criterion 2 or the NRHP under Criterion B.

# • CRHR Criterion 3/NRHP Criterion C:

In order to evaluate the Dorothy and Harriet Cottages under CRHR Criterion 3 and NRHP Criterion C, BFSA based the review upon the recommended criteria listed in

the National Register Bulletin: How to Apply the National Register Criteria for Evaluation (Andrus and Shrimpton 2002). This review is based upon the evaluation of the integrity of the buildings followed by the assessment of distinctive characteristics.

As discussed in the City of San Diego HRB Criterion C analysis above, the Dorothy Cottage was completed circa 1904 as a Queen Anne Free Classic-style La Jolla Beach Cottage. Most Queen Anne structures in the United States were built between 1880 and 1910. The most "fanciful examples" of the style were constructed in California and "the New South," which refers to the modernization of the South after the Civil War (McAlester 2015). The Queen Anne style has four shape subtypes and four decorative detailing subtypes. The shape subtypes include: Hipped Roof With Lower Cross Gables, Cross-Gabled Roof, Front-Gabled Roof, and Town House. decorative detailing subtypes include: Spindlework, Free Classic, Half-Timbered, and Patterned Masonry. The characteristic elements of the decorative detailing subtypes vary greatly, but examples generally include a "steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along both side walls" (McAlester 2015). Of these subtypes, the Dorothy Cottage is best classified as the Hipped Roof With Lower Gables shape subtype and the Free Classic decorative detailing subtype. The Dorothy Cottage also exhibits a "steeply hipped roof" with a ridge that runs front to back, parallel to the side of the house, and a lower cross gable. McAlester (2015) states that "the roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks." As the front porch supports and railings "lack the delicate, turned balusters of the spindlework type of Queen Anne house," the building is most representative of the Free Classic decorative detailing subtype (McAlester 2015). Further, the Dorothy Cottage possesses a majority of the La Jolla Beach Cottage elements described by Crawford (2009). The only elements it does not possess are a low, sloping roof, an exposed roof structure, a focus upon a garden, and stained or leaded glass windows. However, while the Dorothy Cottage embodies distinctive characteristics of a La Jolla Beach Cottage, it lacks several architectural elements that would make it representative of the Queen Anne Free Classic style.

The Harriet Cottage was built in 1921 as a Craftsman-style La Jolla Beach Cottage. The general Craftsman style usually features a low-pitched, gabled roof with wide, unenclosed, overhanging eaves with multiple roof planes. Examples of this style sometimes also possess a hipped roof. The roof rafters of both roof styles are generally exposed with decorative beams and knee braces added under the gables. Examples of

the Craftsman style almost always exhibit a porch on the front façade that can either be full- or partial-width, the roof of which is supported by tapered, square columns that extend to ground level without break. Many examples use natural materials such as cobblestones, clinker brick, wood shingles, and boulders, and are often used in combination with clapboard siding or stucco (McAlester 2015). In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. This is achieved through the use of natural materials and integrated landscaping. More simple, modest variations use the same materials but combine them in a much more restrained fashion. The home is given a natural, airy feeling through the use of large numbers of windows that vary in size and shape. Foundations are often sloped and walls are clad with shingles, stucco, or shiplap siding. Often, brick and stone are used on chimneys, foundations, and as decorative elements (Crawford 2006). Further, the same features associated with La Jolla Beach Cottages or bungalow homes are also character-defining features of the Craftsman style. The Harriet Cottage possesses a majority of the La Jolla Beach Cottage elements described by Crawford (2009). The only elements it does not possess are a modest front porch or stoop, a focus upon a garden, a brick or stone exterior chimney, a partialwidth front porch, and stained or leaded glass windows. Although the west façade of the Harriet Cottage was modified prior to the 1930s to include a garage addition with a full-length, enclosed front porch above, the work was conducted within the 1880s to 1930s period of significance for the La Jolla Beach Cottage Theme (Crawford 2009). While the Harriet Cottage embodies distinctive characteristics of a La Jolla Beach Cottage, due to the garage modification and the 1972 rear addition, which negatively impacted the building's integrity of design, it is no longer reflective of the Craftsman style, specifically due to the loss of the original front porch and porch columns.

While the Dorothy and Harriet Cottages are considered representative examples of early La Jolla Beach Cottages and meet City of San Diego HRB Criterion A, the Dorothy Cottage lacks several architectural elements that would make it representative of the Queen Anne Free Classic style and the Harriet Cottage is no longer reflective of its original Craftsman-style design. Therefore, neither cottage is considered a good example of any specific architectural style and, therefore, neither is eligible for designation under on the CRHR under Criterion 3 or the NRHP under Criterion C.

#### • CRHR Criterion 4/NRHP Criterion D:

It is unlikely that the Dorothy and Harriet Cottages, as they presently exist, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state, or would be of any scientific value. Therefore, the Dorothy and Harriet Cottages are not eligible

for designation on the CRHR under Criterion 4 or the NRHP under Criterion D.

# VI. <u>FINDINGS AND CONCLUSIONS</u>

The current evaluation has determined that neither cottage is eligible for listing on the CRHR or NRHP under any significance criteria. However, because the Dorothy and Harriet Cottages have been evaluated as significant under local criteria, the proposed project will constitute a negative impact to historic resources (relocation and building additions). Mitigation measures would reduce impacts to the historic resources to less than significant since the new location for the Dorothy Cottage is within the same residential block (immediately south) and the relocation and proposed additions will be compatible with the original character and use of the historic resources. Adherence to the SOI's Standards for Historic Properties for the proposed relocation and additions for the two cottages will enable the buildings to continue to convey their integrity of design, materials, workmanship, feeling, and association as La Jolla Beach cottages, for which they received their designation.

#### **Impacts Discussion**

The development plan for the property, as proposed by 800 Coast, LLC, includes the relocation of the Dorothy Cottage and the construction of additions onto both the Dorothy and Harriet Cottages. The final location for the Dorothy Cottage will be on the property immediately south, on top of the garage of the existing 821 Coast Boulevard building. The additions proposed to the two buildings consist of the retention of the west and south façades, removal of all current additions, and the construction of attached additions (see Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan under separate cover). In order to determine whether the planned additions would pose a negative impact to the historic resources, the proposed design of the additions has been evaluated under *The Secretary of the Interior's Standards for Rehabilitation* (SOI's Standards for Rehabilitation).

# CEQA Impacts

The proposed relocation of the Dorothy Cottage and the exterior additions to both buildings would be completed per the SOI's Standards for Rehabilitation and *National Park Service Preservation Brief 31: Mothballing Historic Buildings*. In determining potential impacts to historic resources under CEQA §15064.5, a "project with an effect that may cause a substantial adverse change in the significance of a historical resources is a project that may have significant effect on the environment." A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired" (Public Resources Code § 5020.1[q]). Generally, a project that follows the SOI's Standards for Historic Properties shall be considered to have mitigated impacts to a historic resource to a level less than significant.

Direct or indirect effects can occur to eligible historic resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements that would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

Implementation of the proposed project will result in significant impacts to historic resources with the relocation of the Dorothy Cottage and the additions proposed to the Dorothy and Harriet Cottages. Compliance with recommended mitigation measures would reduce the significance of any impacts to a level that is less than significant.

# City of San Diego Significance Thresholds

The City of San Diego's CEQA Significance Determination Thresholds identifies various activities that will cause damage or have an adverse effect upon the resources (City of San Diego 2011).

# 1. Direct Impacts

- a. <u>Relocation From Original Site:</u> The proposed project includes the relocation of the Dorothy Cottage immediately south to 821 Coast Boulevard South, within the proposed project site.
- b. <u>Alteration or Repair of a Historic Structure:</u> Exterior alterations proposed for the Dorothy Cottage following its relocation will be completed in accordance with the SOI's Standards for Rehabilitation, and therefore, impacts upon the historic resource shall be considered to be mitigated to a level of less than significant. Further, the resource will then be mothballed following *National Park Service Preservation Brief 31: Mothballing Historic Buildings*.

Exterior alterations proposed for the Harriet Cottage will also be completed in accordance with the SOI's Standards for Rehabilitation and impacts upon the historic resource shall also be considered to be mitigated to a level of less than significant.

#### 2. Indirect Impacts

a. Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting. The project is not expected to have a significant indirect or cumulative impact to historic resources due to the built-up nature of the area, new or recent development surrounding the property, lack of sensitive resources (including historic districts), and limited viewsheds.

#### The Secretary of the Interior's Standards for Rehabilitation

The SOI's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment, as well as attached, adjacent, or related new construction. The SOI's Standards for Rehabilitation are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The Dorothy and Harriet Cottages were initially constructed as La Jolla Beach Cottages and both have been utilized as rental properties since their construction. The project proposes their continued use as rental properties.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Only those elements of the property that have been deemed not significant will be removed, such as the 1972 addition to the Harriet Cottage. In addition, no exterior features or spaces that characterize the Dorothy and Harriet Cottages will be removed or altered.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No changes will be made to the cottages that imply any sort of historical development. Although original windows from the Dorothy Cottage will be reused in the addition, these are not "from other buildings" and therefore do not create a false sense of history. No conjectural features or elements from other buildings are included in the rehabilitation design.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Although both cottages have been modified, many of the modifications occurred during

the La Jolla Beach Cottage Theme period of significance (1880s to 1930s). For the Dorothy Cottage, these modifications include the 1904 to 1909 enclosed front porch and the 1904 to 1909 rear addition. For the Harriet Cottage, early modifications include the enclosure of the original front porch and construction of the garage. All of these alterations were determined to have achieved significance in their own right and shall be retained and preserved. Only the 1943 to 1951 rear addition to the Dorothy Cottage and the 1972 addition to the Harriet Cottage will be removed. The new, proposed additions to both cottages will attach at these locations.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

All distinctive features, finishes, construction techniques, and all examples of craftsmanship shall be preserved as part of the retention of the two cottages.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The cottages have been well maintained and at this time, no historic features on either building appear to be deteriorated.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The cottages have been well maintained and are not in need of any sort of deep cleaning or scaling. No chemical or physical treatments are planned for the cleansing of the cottages.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No known archaeological resources are located within the project boundaries.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Attached additions are planned for the property. As shown in the Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan (under separate cover), both additions are differentiated from the historic buildings through specific design elements and the massing and scale are compatible with the historic cottages.

Specifically, the addition proposed for the north façade of the Dorothy Cottage will feature wide, horizontal wood siding in order to differentiate the addition from the original cottage, which primarily features narrow, Cove-style siding. The new addition will feature a shed roof in order to differentiate the addition from the original cottage, which features a hipped roof. Although the placement of the Dorothy Cottage onto the garage foundation of the 821 Coast Boulevard South building will result in the removal of the original stairs leading to the balcony, the new stairs, which will be rotated 90 degrees, will be constructed from concrete and will exhibit a metal and glass railing. The railing on the new balcony leading to the enclosed front porch will also feature a glass and metal railing.

The addition proposed for the Harriet Cottage will also feature wood siding and a flat roof in order to differentiate the addition from the original cottage, which features shingle siding and a front-gabled roof. The addition will attach to the Harriet Cottage on the eastern portion of the north façade via a hyphenated entryway that will be enclosed with glass, allowing the original north façade of the Harriet Cottage to be viewed from the street. Although the post-1926 entrance and stairs currently located on the north façade will be removed, the new stairs, located inside the glass entryway, will be constructed of concrete with a metal and glass railing in order to differentiate these from the original cottage.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All new additions and new construction proposed as part of the rehabilitation project could be easily removed in the future without impairing the essential form and integrity of the cottages. Because all new construction has been designed to follow the SOI's Standards for Rehabilitation, no adverse impacts will occur as a result of the construction of the new additions, or from the potential removal of the new construction from the property at a later date.

# **Mitigation Measures**

To reduce the impacts caused by the relocation of the Dorothy Cottage and the additions proposed to the Dorothy and Harriet Cottages, mitigation measures may be employed. However, mitigation measures may not lower the impact to a level of less than significant under CEQA, if adherence to the SOI's Standards for Historic Properties is not feasible.

# 1. Redesign

- a. Per the City of San Diego's Land Development Manual Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.
- b. Depending upon project impacts, measures can include, but not be limited to:
  - i. Preparing a historic resource management plan;
  - ii. Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
  - iii. Repairing damage according to the SOI's Standards;
  - iv. Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource;
  - v. Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning; and
  - vi. Removing industrial pollution at the source of production.

#### 2. Relocation

a. If there are no other ways to save a building, structure, or object other than relocation, such measures shall be performed in accordance with National Park Service standards. Appropriate relocation sites shall duplicate, as closely as possible, the original location in terms of size, topography, neighborhood setting, orientation, and site landscaping.

#### 3. Recordation

a. Prior to relocation of the Dorothy Cottage, SOI-qualified professionals (in

history or architectural history) (36 CFR Part 61) shall perform photo-recordation and documentation consistent with the standards of the National Park Service Historic American Buildings Survey (HABS) documentation. HABS documentation is described by the National Park Service as "the last means of preservation of a property; when a property is to be demolished, its documentation provides future researchers access to valuable information that otherwise would be lost." The HABS record for the Dorothy Cottage shall consists of measured drawings, digital photographs, and written data that provide a detailed record that reflects the Dorothy Cottage's historic significance. Following completion of the HABS documentation and approval by the HRB, the materials shall be placed on file with the City of San Diego, the San Diego History Center, and the San Diego Central Library.

#### 4. Salvage Materials

a. Prior to relocation, distinctive representative architectural features shall be identified and, if feasible, salvaged for reuse in relation to the proposed plan, or perhaps moved to another location on-site as provided in the SOI's Standards. If reuse on-site is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories. No materials shall be salvaged or removed until HABS documentation is complete and an inventory of key exterior and interior features and materials is completed by SOI-qualified professionals. The materials shall be removed prior to or during relocation. Materials that are contaminated, unsound, or decayed would not be included in the salvage program and would not be available for future use or display.

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#### VIII. APPENDICES

Appendix A: Building Development Information Appendix B: Ownership and Occupant Information

Appendix C: Maps

Appendix D: DPR Forms

Appendix E: Preparers' Qualifications

## APPENDIX A

**Building Development Information** 

County Assessor's Building Records

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RESIDENTIAL BUILDING RECORD SHEET \_2 OF \_2 SHEETS PARCEL 350-070-10

ADDRESS 827 COSST BLYD SO.

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**Notice of Completion** 

(Could Not Be Located)

Water/Sewer Connection Records (Harriet Cottage [825 Coast Boulevard South])

(Could Not Be Located for Dorothy Cottage [827 Coast Boulevard South])

#### OPERATING DEPARTMENT LA JOLLA BRANCH

## SEWER CONNECTION ORDER

Work and Service Order 152
Location 825 COAST BLVD So
Location
Make STREET Connection Lot 9 Blk. 55 Add. L. S. Park
Owner FRANK AYER  Amount Paid \$ 50° Date 2/15/37  Lob Order No. Budget Allocation
Amount Paid \$ 50° Date 2/15/37
Job Order No. Budget Allocation
Permit Clerk
Service Taps
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Service Enters Street
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DATE 5/9-64 DATE  1. Account Number 2. Tap Number 58. Meter Identification 8 18/069  4. Service Address 825 boost Blvd South 5. Map Book & Page A-10-A  6 Pegal Descriptor 55 for blla Park	
7. Present Location 196/N/N/L/Bads on boart  Blood South E  8. New Location  Daniel  Property Owner)	
9. Field Rep. 10. Location Approval (Signature—Property Owner)  11. New Location — As Installed  12. Remarks  12. Remarks	

Construction Permits
(Harriet Cottage [825 Coast Boulevard South])

(Could Not Be Located for Dorothy Cottage [827 Coast Boulevard South])

: \$100. Sergert, garage, 141 South Forty-\$100. Zerke, repair cottage, 2978 Lo-

L. Zerke, repair cottage, 2978 Lo-na; \$100. Canali, 3576 B. per Carter, nundation only, 2376 B. \$500. W. Sell, repairs, 554 South Forty-econd; \$50. St. Joseph's school, incinerator, 1585. Chirci, \$500. H. H. Rosebrock, alter residence, 42 Twenty-third; \$200. 22. Carty, siter cottage, 7330 Girard;

berr & Kleiser, 2260 Columbia, ward, 4659 University: \$100.
P. La Motte, 4074 Wilson, two e residences and garages, 3331-orty-third; \$2500 each.
A. Spivack, 3584 Tw.6uiy-eighth, e residence and garage, 4846 ty-fifth; \$3500.

ame residence and garage, 4846 hirty-lifth; 48300.

E. C. Tilton, frame residence and sarage, 4128 Estrell; \$3000.

S. E. Washington, 4067 Oak Crest tive, frame residence, 4077 Oak Crest tive, frame residence, 4077 Oak Crest tive; \$2700.

J. W. Heinter, 4134 Chamoune, we frame residence and garages.

J. W. Richier. 4134 Chamouse vo frame residences and garages. While the control of the control o

2500.

J. H. Walters, 2333 Pirst, frame-midence and garage, 5019 Thirty-surth; 54000.

P. McKirver, 4270 Euclid, frame-raidence and garage, 4272 Euclid;

ace: \$4200.

J. McConnell, 3959 Normal, fram sidence and garage, 4442 Kii prough; \$2670.

Total to date—\$14,648,935.

Year Ago Today

appointed assistant secretary of war.

CALEXICO, Oct. 15.—Motorcycle officers are following up their detage
of arrests for violation of the bouteyard stop ordinances. The first day
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ared to a total of 125, and while the
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AUTOS POR HIRE 52 NBACKER care rested without 12; reasociable rates. Joe Mosher, 5 street, Pásne 3-1851. rested, latest models, 50e bour, han-Lumphis 525 Front, 3-233.

AUTO REPAIRING 55
FARMON garage will overhaul your
combiles and furnish new rubber;
uncing on terms. Main 1661. 1115
K. ancing on termi. Main seek. 11:5 St.

AIRINO, towing, washing: 5°s and
a speciality: 16-hour service. West
act Garage, 1666 1st. Main 6464.
RANTEED Ford and Dodge serv. first
to prices. Billy Edwards. Lith & B'wy.

S for positive, bees and garden, bultry Co., 639 F st. Jubilee incubator and electric, 330 each. Wilson's Hill, 7124. POULTRY WANTED 59A

DOGS FOR SALE 60
UD-Bosto Terrier, Home Brew
S. D. prize and ribboo wineer
Silver Gate to Golden Gate;
Silver Gate to Golden Gate;
and the second sec

MONEY TO LOAN 61 TEN-YEAR PLAN IS MAKING

IS ENCOURAGING TRRIFT AND IN-CREASING THE ASSETS OF SELF-RESPECT AND INDEPENDENCE. 10-YEAR LOANS
On Improved Real Estate
Or
will assist you in building 7
home with a 10-year LOAN.

ROGAN & COMPANY Basement Watts Bldg. San Diego, Calif.

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Charles W. Armes and Staff T. Comment of the Commen ilkinson, the John W. Snyder vy. Main Si't.

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tion: to acrey with a first payment of the Call Mr. Lorgent

MONEY WANTED 62. 16-room spartment baliding, close in.
Also have a \$4600 trust deed on this
property sayable \$60 per month; balance due in 4 years, which I will discount at 26%, Call Northridge, Main AND THE STATE OF T COMPANY, 1132 Seventh Laves.

Company, 1132 Seventh Laves.

The street is as a dear in the street of the street of

MISC. POR SALE

SEE THE BIG BARGAINS AT

WHITING-MEAD WRECKING
12th and National Ave.

KIRK & KELLY

SPECIALS

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GUARANTERLy plane tucture. Special seminar rates now in effect; 13.48 jet 12.50; all other repairing charges to the properties of th

SCHIEFER & SONS, 5tb and 10 Tears in San Diego

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BUSINESS CHANCES 6 BRVICE STATION—Wendarful corner location, up-to-date equipment, 5-year lease, possibilities unlimited, splandic buy at \$1000, some terms.

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iger Co., Inc., 944 K at. M
iG out high grade trunks
iG out high grade trunks

Franklin's, 1417 University ave. DP deak, 526, Inchire Frank-1417 University ave. FEUR'S uniform for sale at New

MARINE WORKS-Has 100 feet o water frontage with 5-year lease squipped with machine shop, ways cradles, hoists; monthly income \$1000 Price \$15,000. BEAUTY PARLOR—Dandy location, new equipment, low overhead; the best in town for the price, \$1508 GROCERT STORE—Best of locations with lease at only \$15. This is a gen-uing buy for fixtures and stock com-plete, only \$150.

See Mr. West with MATER ERUMHOLZ

POOL HALL CARD TABLES, clear ing 1309 a month. Place crowded every right. Candy, cigars and sof drink business goes with it, 11250.

PARTNER WANTED in service tion. Steam cleaning, super-piace. Must be reliable and will do as much as I do. No Sunday SOUTHWEST UNION SEC. CORP.

A few snaor:
Eight rooms 4456
Eight roome 647
Twelty rooms 746
Twenty rooms 1708
We have them in all locations, any
price, any size.

price, any size.

PEARL BEALTT CO.

1260 TO 150 Inventor in tooking my patented article will put you on road to weathin pastents of posterior article afficials: protected by exclusive will double mostry in 18 live article will double mostry in 29 days. See Lee Stock at 1210 lith at

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H. & H. Realty Co. 122 National ave.
National City.

RESTAPRANT just out of the down town
district: 29 stools and tables; 6-year

of San Diego and the National Subdivision of San Diego and the Collection of the Recorder of San Diego County, California.

That the owners which or

1865 on the management of the control of the contro taurant, druggist; easy reat. Snap. Realty, 4783 Et Cajon. RESTAURANT for reat, total price, \$16 per month, one living room, 1210 Third

L Strobeck, realter, \$12 ith st.

PERSONAL 66

ABY CIRL-For anoption, aged 21

constituted for anoption aged 22

inguineste Jewish parantage; mether ill. With answer please exts name, reason for adoption and proof that reason for adoption and proof that carted. M-71, Tribune.

ABBEL-Fou Ot, the Judge of our retreading, Stromano Tive Co. 1811 ag.

DIAMONDS WANTED 70
10HEST cash price paid for your diamonda Diamond Exch. 453 Speeckels CLAIRVOYANTS 72

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DESERT TEA GARDEN, 941 1th street,
1-6511. Hor nunchessa.

Notice

Is Hereby Given, that possals will be received a of the Purchasing Depart in City of San Diego, Call the City Hall of said City of clock A. M., of the 21st taber, 1926, for: 26. for: banks-Morse Type e with type regis-orm 20x3, together and bolts. th steel coping and bolts.

Delivery to be within ten day

om date of signing of contract

b. foot of Ninth Street, San Diego

ict.
The right is reserved to reject any id all bids.
For further particulars, address ing Department of the City of San Diffe.
Dated this 15th day of October. 15th.
W. H. CAMERON.
Superintendent of the Purchasing Department of the City of San Diego.
10—15 to 29 inc.

Plumbing Permits | E. Kenyon, per J. Francis Murphy, 112 Ohio (5). J. H. Walter, per Offerman. 4457

ruser, company of San Diego, a cor-poration, search motified to appear at said time and place and show cause, if any rou have why the said of the said pattion, and the said decad and discontinued, according to the prayer of said pattion. Of Super-visors, dated Sapt. 7; 13:6, 18:2.A.D. Officio Circk of the Board by C. Bot Supervisors. By C. Bot Supervisors.

operative roll, 100 pages.
personal property roll, 200 the Board reserves the right, and reject any or all bids. Hy order of the Board of Supersisters this 4th day 1. B. Mrt.kFs. County Clerk and ex-officion Clerk of the Board of By C BUCKLEY. Deputy.

Notice of Filing Assessment And, Fixing Time for Hearing Appeals

Public notice is hereby given than Monday, the 15th day of October 26, at 11:30 o'clock A. M. of saley, at the office of the Board opervisors in the Court House, is ecity of San Diego. California e Board of Supervisors will re-

DWIGHT STRENT.
ce is Hereby Given, That
niendent of Streets of
f Sam Diego, California, un
nprovement Act of 1911,
ments thereto, did on the
f October, 1926, file with
lerk of said City an ass
with a diagram attached
the costs and expenses of nt Intention No. 3108 to resolution by aid Common Council on the 7th day of December, 1952.

ALLEN H. WRIGHT, CALL SAN Disease of the City of (SEAL) San Disease of the City of Common Council thereof, by PRED W. SICK, Deputy.

Notice of Public Work

McCauley, rk (9). man, 1133

4).
Rouston, per Karlik, 3590 rth (5).
Wyman, per Reed, 413

particulars, references to said Resolution of ntention No. 22155 on file in the office of the City Clerk of said City. Dated San Diego, California, Oc-ober 11, 1926.

F. A. RHODES.
Superintendent of Sircets of the City
of San Diego, California.
19—15 to 25 inc.

P. Mcclevey, ture where Europe engineers of garage, 4272 Builds, residence and garage, 4272 Builds, consideration, and all the process of Central, 1000.

Harrier Byrons, new root and all-ter porch, 3770 Central, 1000.

Thirty-static, 4100.

W. S. Miller, 4872 Wightman, 6872 W Notice of Filing Assessment And Fixing Time for

Hearing Appeals

Notice 1s A STREAM,
Notice 1s A STREAM,
Perintendent of Streets of the Cl
San fileso. California, under th
provement Act of 1311, as
provement Act of 1311, as
y of October, 1326, file 1811, it
y Clerk of said City an assent
with a diagram attached.

president of the homes of the president of the homes of the well attend the Winning of the West conference at Los Angeles, having received special invitations from the promoters. Charles E. Scott was more of the homes of the h on of the work ref. made to Resolution 2786, adopted by ouncil on the 24th erence is hereby made to liveduition of Intensition No. 1795, adopted heald Common Council on the 24 day of May. ALLEN H. WRIGHT, City Clerk of the City (ISEAL) San Pierr, and Clerk of the Property of the City Clerk of the City of the

| Building Permits Imperial Valley

could be seen as the seen as t

180.
P. K. Souls, 53-A Pepper drive, El sjon, stucco residence and garage, 21 Monroe; \$4500.
Samuel Bowers, 4279 Pelton, per synolds: frame residence and garage,

eynolds: France Strip Felion, per 359 Et Cajen; e3100. H. D. Adam, France garage. 3000 Central, 12300. Trums aldence and garage. 3535 Bydney Co. L. Sherman. Perc. C. L. Sherman. 

BRAWLEY, Oct. 16.—
have cut 10 minutes off the important of the south now leave at

MEXICALI, Oct. 15. — Alejandr

Ederal dejartments located here.

CALEXICO, Oct. 15.—Six Calexios
school teachers addressed the chamher of comments and and tuncheon
here yesterday.

Secretary Harmuth handled the affair, which was led by Supt. D. P.
(Choisser.

Electric Permits

Sandlin. per University Avenue Benetic company, 368 El Cajon (20). Electric company, 368 El Cajon (20). Ottuva, per same, 3550 Kettner (1 horsepower motor). Church, per same, 3550 Kettner (1 horsepower motor). Marchan, per Blackburn. 4784 West-Polit Lams boulerard (25). White, per Batner, 4688 (Eabo (8), White, per Batner, 4688 (Eabo (8), Ottube (1)).

Campbell, per same, 4502 Norwood (9). Sharp, per Pacific, 4502 Thirty-fourth (30). Evers, per same, 2560 El Cajon (5). Young, per same, 1907 Granada (30).

lectrical company, our distriction out of 183.

Barker, per Independent Electrical ompany, 342 State (30).

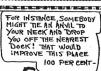
Dobson, per Batner, 2101-11-21 (sede (20 each).

Brown-Olimstead, per same, 4224 Brown-Oimstead, per same, 4224 opeland (5). Watson, per Allen, 4774 Oregon 

HOW DO THEY DO IT? 















By ARNOT

4000

Feet

#### TRAVELING DE LUXE SHOWS GROWING PROSPERITY OF U.S

#### New Homes

"ON June 23, 1926, on inspecting Talmadge Park, I was so impressed with the remarkably fine character of the property that I purchased Lot 209 at the price of \$1949, paying a down payment of only \$650.10.

"Prices, as I knew they should, rapidly advanced and September 23, 1926, just three months later, I resold Lot 209 for \$2500 cash. My

profit based on annual return

"Talmadge Park, in my opinion, will be an outstand-ing section in San Diego. Your new Unit No. 3, I be-lieve, will experience an even

greater price advance and as Brisbane says, 'A piece of Southern California land is a piece of gold.'"

was over 300%.

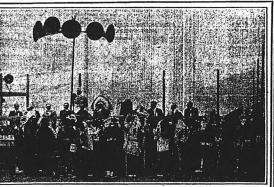
#### **IEALOUSY OF UNION LEADERS** HAS TRAGIC EFFECT ON CAUSE OF LABOR IN GREAT BRITAIN

#### OPEN KITCHEN WINDOWS AND LET IN ULTRA-VIOLET RAYS, ADVISES SCIENTIST

OF FIRST PIANOS

Pine





iew of ground-breaking ceremonies of La Jolia Beach and Yacht Cinb at La Jolia iast Sati Geo. Burnham, Vice President Southern Trust & Commerce Bank, Speaking.

#### On All The Coast No Club Like This

#### A Word of Thanks

Our thanks to the hundreds of San Diegans who attended our ground-breaking ceremonies recently. We hope they were convinced that our promises will be speedily carried out.

Certainly we were re-assured that San Diego is standing behind us in our plan to make the La Jolla Beach and Yacht Club truly the outstanding organization of its kind on the Pacific

> HORACE T. MAJOR, Organization Director.

La Jolla Beach and Yacht Club SAN DIEGO, CALIF.

525-6-7 Spreckels Bldg.

Tel. 3-6570

# REAL **ESTATE BUYERS SPEED**

THE BUYER of Real Estate usually wants plenty of time for considering the deal . . . . and quick action after he has finally made up his mind.

This is only natural, and in ac-cordance with this human trait we make every effort in completing the papers so that he may know exactly how the Title stands at the earliest

"The Title Tells The Tale"

# 940-30 St. COMPANY On the Plaza

A. P. JOHNSON, JR., Preside

ROSCOE S. PORTER

Site Plan With Footprint





## **Site Plan With Footprint**

825-827 Coast Boulevard South

Lot Block Book Page

\_\_\_\_\_ 165 0 165 Index to Property in LA JOLLA PARK Addition. San Diego County, California. @ See Map Book No. ... Page No. The Last Name Given is the One to Whom Property is Assessed. NAME OF OWNER,
At Noon on First Monday in March, 1907

At Noon on First Monday in March The Last Value Given is the Assessed Value for the Present Year. NAME OF OWNER, At Noon on First Monday in Marc NAME OF OWNER, At Noon on First Monday in Marci NAME OF OWNER, At Noon on First Monday in March DESCRIPTION ORSHOUNDARY Chambers Geo. g. Treat J. B. 100 v. 1 2101 750 1 alia L 100 200 / 410x 750 / After Gertrude & Shelton Harriet to Coombo alice L 1.0. 200 - 210-1-250/ 4555 100 200 · not 2501 5196 100 200 / 210/ 250/ Power Blich & 100 200 V 20 V 75 V LISS 17 100 211 / 210 / x50 x 100 200 1 210 / 450/ Kilmen Menter J. Nichelo 6. 0. Denter Francia Dyman Ella, iB 100 700 / 270 / 750 / Fletcher Ed. Field to 3 Side ord Frank J Betyle frank. 100 200 / 200 1. 2500 100,200 / 2001 2500 100 24 / 210 , 750 1 Elliot Mrs Ea 13 Lubbong bow + Chase 100 200 / 200 / 250 / 275 Octobra Evingunia 65.125. 130/1501 Ilmotorn C.S. 16 100 200' V 710 / 750,1 m Mattie B 120 250, 1260 1,300 1 Pierce Guily h Detorn John Seavey mildred 120 250 1260 V. 300 V todish m Bellow Chijahit Duman 19 120 250 × 260 × 300 × 120 250 × 160 × 300 × 120 250 × 160 × 300 × 3.50 David Sillian B 12. 15. 1 160 N 300 V 12. 15. 1 260 V 300 V 12. 15. 13. 150 V 12. 15. 15. 150 V Suyder Edward. Hussett & Freder Withold F. L. Stew Hestrude E : 5 1250300V Und 1 5 SAV mills Mr. E mc 5. 110 150 × 260 / 300 V Stownsky Helen Uncel 12 8 Combs alice L. 4075 USS leoudy aopa L. Dearbien Sday! 125 250 × 260 × 300 × 125 125 × 130 × 150 × How J. & Hol Yuspell Opinia Under Hoaq & Hanman Silwari Gliga 4. Kilde & . 13. 125 250 1 260 1 300 1 ° ° = Jackson F. Tr. Solsford F.J. V 10751 1680 V 2.6 THE TERRACE SUB. Page 168 THE PARK SI'B. Page, 169 . . . . John Ford . 2. J. Ind. J. B. Havilton I. S. 3/2 120 480 1 305 1 3001 lost 100 185 3 Po 1520 == 7500 1 3 ---.... ---C C 6 0 = F165 \*\*\*\* . 165 The state of the s

Previous Historical Resource Survey Forms

## State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

#### HISTORIC RESOURCES INVENTORY

2	Ser	Site	Mo	Yr
se on	UTM	Site	NR	SHL
(State u	Lat	Lon	_ tra	- 21g ———
(St	Adm T2	T3 CatHABS _	HAER	Fed
		_		

#### **IDENTIFICATION**

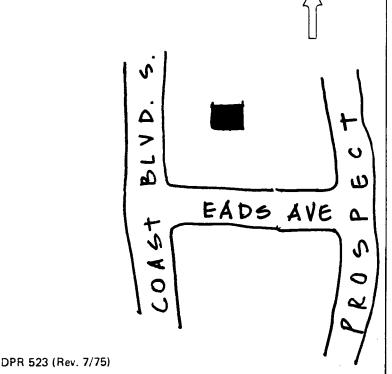
1.	Common name: None known
2.	Historic name, if known: "Cuesta", "Solana" "Dorothy", "Harriet"
3.	Street or rural address 813-27 Coast Boulevard Sourth
	City: La Jolla ZIP: 92037 County: San Diego
4.	Present owner, if known: George T. R. Sanders Address: 1287 Silverado Place
	City: La Jolla, California ZIP: 92037 Ownership is: Public Private X
5.	Present Use: Residential rental Original Use: Residential rental
	Other past uses: None known

#### **DESCRIPTION**

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This grouping of structures allow the passerby to catch a glimpse of old La Jolla. Of vernacular beach cottage architecture, these are buildings of one and two story wood construction. All have gabled roofs, most have verandas and all utilize combinations of double hung and casement windows. The cottages are built with the site in mind, with hillside structures having lower level storage or living below the main structure. There is little decorative detailing, with porch railings on two structures being particularly noteworthy. Shingles or lap siding give a horizontal emphasis to the cottages. The scale is very human amidst newer construction that violates the beach cottage atmosphere that prevailed in the early 1900's. All of the cottages and the landscaping are in very good condition.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



d condition.
8. Approximate property size:  Lot size (in feet) Frontage 50  Depth 100  ,;
or approx. acreage
9. Condition: (check one)
a. Excellent D. Good X c. Fair
d. Deteriorated . e. No longer in existence
10. Is the feature a. Altered? x b. Unaltered?
11. Surroundings: (Check more than one if necessary)
a. Open land . b. Scattered buildings .
c. Densely built-up $old x$ d. Residential $old x$
e. Commercial 🗴 f. Industrial 🗌
g. Other
12. Threats to site:  a. None known    b. Private development    c. Zoning    d. Public Works project    e. Vandalism    f. Other
13. Date(s) of enclosed photograph(s): 1977

NOTE: The following (Items 14-19) are for structures only.
14. Primary exterior building material: a. Stone  b. Brick  c. Stucco d. Adobe e. Wood .
15. Is the structure: a. On its original site? 🕱 b. Moved? 🗌 c. Unknown? 🔲
16. Year of initial construction 1900's This date is: a. Factual b. Estimated x on architectural
17. Architect (if known): Not known evaluation
18. Builder (if know.i): Not known
19. Related features: a. Barn
f. Windmill g. Watertower/tankhouse h. Otheri. None X
SIGNIFICANCE
20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known)
This group of rental units is near the famous Casa de Manana. With its particular location, there is little doubt that they were constructed as rental units for tourist trade. They have such names as "Cuesta", "Solana", "Dorothy", and "Harriet". Walter Lieber an 1904 arrival in La Jolla, invested heavily in rental properties. He had a penchant for naming his cottages whimsically; he may well have built these. Today, they are permanent resident rentals and are located in one of La Jolla's most vulnerable demolition area.
21. Main theme of the historic resource: (Check only one): a. Architecture    c. Economic/Industrial   d. Exploration/Settlement   e. Government   g. Religion   h. Social/Education    22. Sources: List books, documents, surveys, personal interviews, and their dates:     Interview: Robert Wilson     La Jolla Historical Society Archival Material  23. Date form prepared: 11-15-77 By (name): Pat Schaelchlin, Supervisor     Address: 1257 Virginia Way       City La Jolla, California ZIP: 92037
Phone: (714) 459-8409 Organization: La Jolla Research Program
(State Use Only)

State of California — The Resources Agency **DEPARTMENT OF PARKS AND RECREATION** PRIMARY RECORD

Primary # HRI#

**Trinomial** 

**NRHP Status Code** 

7R

Other Listings **Review Code** Reviewer

\*Resource Name or #: 825 Coast Blvd

Date

Page 1 of 1P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ■ Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: La Jolla

Date: 1975 T15S; R4W; ¼ of ¼ of Sec; M.D.

B.M.

c. Address: 825 Coast Blvd

City: San Diego

Zip: 92037

d. UTM: Zone:

mE/

mΝ e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN#

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architect/Designer: unknown

Style: Craftsman

General Description: 2-story, linear plan, shingle siding, multi-pane double hung windows, decorative knee braces, overhanging eaves, exposed

rafters, medium pitch front gabled roof

Condition: Good

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

\*P4. Resources Present:

■Building

□Structure □Object □Site □District

□Element of District □Other (Isolates, etc.)

P5b. Description of Photo: (View.

date, accession #) Photo Date 20-Jun-02 Ref # 534

Roll 3

On file: City of San Diego, Planning

Department

\*P6. Date Constructed/Age and Sources:

ca 1930

□Prehistoric □Historic □Both

\*P7. Owner and Address:

\*P8. Recorded by: (Name,

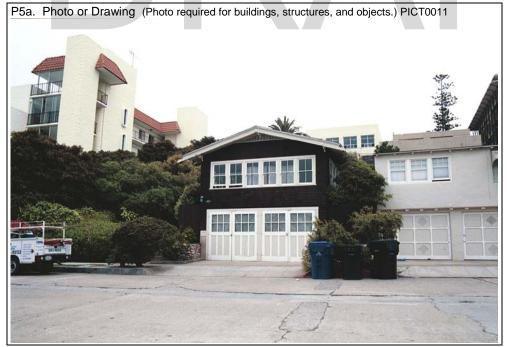
affiliation, and address)

T. Delcamp

City of San Diego, Planning Department 202 C Street, San Diego, CA 92101

\*P9. Date Recorded: 20-Jun-02

\*P10. Survey Type: Reconnaissance

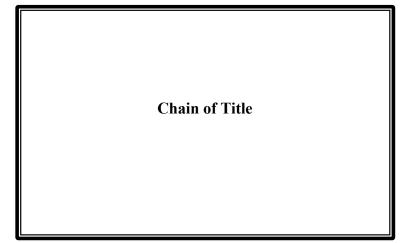


\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") La Jolla Historical Reconnaissance Survey, 2003 (Group6Records 51-75)

\*Attachments: ■NONE □Location Map □Sketch Map □Continuation Sheet □Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record □Photograph Record □ Other (List): DPR 523A (1/95) \*Required information

## APPENDIX B

Ownership and Occupant Information



### **Chain of Title**

Title Records for 825-827 Coast Boulevard South (APN 350-070-10)

Seller	Buyer	Year
J.B. Treat and P.G. Treat	Miss Grace Baillie	1903
Grace Baillie Rench, formerly Grace Baillie and William S. Rench	Gilbert L. Gates and Nettie E. Gates	1914
Gilbert L. Gates and Nettie E. Gates	H.S. Everts	1914
H.S. Everts and Alice M. Everts	John T. Melzer and Augusta Melzer	1916
John Theodore Melzer, sometimes known as John T. Melzer	Augusta Melzer	1925
Augusta Melzer	Frank Ashton Ayer and Harriet Root Ayer	1926
Frank Ashton Ayer and Harriet Root Ayer	John E. Sanders and Helen S. Sanders	1932
John E. Sanders and Helen S. Sanders	Frank Ashton Ayer and Harriet Root Ayer	1934
Frank Ashton Ayer and Harriet Root Ayer	George Sanders	1964
George Sanders	Viola Frances Sanders	1969
Viola Frances Sanders	George Sanders, Trustee	1969
George Sanders, Trustee; and George Sanders and Viola Frances Sanders	Viola Frances Sanders and Duane Strong, Trustees	1977
Viola Frances Sanders and Glen Darby, Successor Trustee to Duane Strong, as Co-Trustees	Harry I. Neuman and Ida Ruth Neuman	1981
Ida Ruth Neuman, Trustee 800 Coast LLC		2018

**City Directory Listing of Occupants** 

## <u>City Directory</u> 825-827 Coast Boulevard South

Year	Address	Name	Occupation	
1903				
1904				
1905				
1906				
1907				
1908		Address Not Listed		
1909				
1910				
1911	825 Coast Boulevard			
1912				
1913				
1914		Hofflund Stanley R (Dorothea)	Journalist	
1915				
1916				
1917		Address Not Lis	sted	
1918				
1919				
1920	997 C 41 C	Bailey Betty R Mrs	Bkpr Erling Rohde	
1921	827 South Coast Boulevard	Address Not Listed		
1922				
	825 South Coast Boulevard	Dreghorn Johanna Mrs		
1000	827 South Coast	Abel Wm (Washburn & Abel)	-	
1923	Boulevard	Washburn Chas E (Naomi M) (Washburn & Abel)	Cigars at 930 Prospect	
	827 Coast Boulevard	Washburn Helen		
	62/ Coast Boulevard	Washburn Rosalind A (wid C E)	-	
	825 Coast Boulevard	Dreghorn Anna M Mrs		
	827 South Coast Boulevard	Abel Wm	(White Lunch)	
1924		Washburn Chas E (Naomi M)	(La Jolla Cigar Store) (White Lunch)	
		Washburn Rosalind A (wid C E)	(La Jolla Cigar Store)	
1925	825 South Coast Boulevard	Dreghorn Johanna Mrs	-	
	827 South Coast	Washburn Chas E	Cigars at 934 Prospect	
	Boulevard	Washburn Helen	-	
1926	825 Coast Boulevard South	Address Not Listed		
	827 Coast Boulevard			

Year	Address	Name	Occupation
	South		
1927	825 Coast Boulevard		
	South		
1727	827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1928	South		
	827 Coast Boulevard		
	South		
	825 Coast Boulevard	Vacant	
1929	South 827 Coast Boulevard		
	South		
	825 Coast Boulevard		
	South		
1930	827 Coast Boulevard	Peate Kath	
	South	Peate Minnie	
	825 Coast Boulevard	1 care within	
	South		
1931	827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1022	South		
1932	827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1933	South		-
1733	827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1934	South		
	827 Coast Boulevard	Vacant	
	South		
	825 Coast Boulevard		
1935	South 827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1936	South		
	827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1937	South		
	827 Coast Boulevard		
	South		
1938	825 Coast Boulevard		
	South		

Year	Address	Name	Occupation
	827 Coast Boulevard		
	South		
	825 Coast Boulevard		
1939	South		
	827 Coast Boulevard South		
	825 Coast Boulevard		
	South	Address Not Lis	ted
1940	827 Coast Boulevard		
	South	Vacant	
	825 Coast Boulevard		
	South	Fredricksen Richd	
1941	827 Coast Boulevard	) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	
	South	Marberry W T	
	825 Coast Boulevard	VI	
1942	South	Vacant	
1942	827 Coast Boulevard	Sussex L T	
	South	Sussex L 1	-
	825 Coast Boulevard	McDonald Geo	
1943	South	WieDonald Geo	
19.0	827 Coast Boulevard	Hailey Jessie	
	South		
	825 Coast Boulevard	Rypka E M Mrs	
1944-1945	South 827 Coast Boulevard		
	South	Hailey Jessie	
1946	South	Book Not Available	
13.0	825 Coast Boulevard		
	South	Sampson Clara	
1947-1948	827 Coast Boulevard	L' 1D 4	-
	South	Lind Dorothy	
1949		Book Not Available	
	825 Coast Boulevard	<b>V</b>	
1050	South	Vacant	
1950	827 Coast Boulevard	Dempsey Kath Mrs	-
	South	Dempsey Kam Wis	
1951		Book Not Available	
1952	825 Coast Boulevard	Herreshoff J B	
	South	Herresholl J B	
	827 Coast Boulevard	Dempsey E A	
1953-1954	South	Dempsey L A	_
	825 Coast Boulevard	Vacant	
	South	· asuit	
	827 Coast Boulevard	Dempsey Edwin A	
10.77	South		
1955	1	Book Not Available	<u></u>
1956	825 Coast Boulevard	Campbell Farris	-

Year	Address	Name	Occupation
	South		
	827 Coast Boulevard South	Vacant	
1957	825 Coast Boulevard South	McQueen Rex L	
1737	827 Coast Boulevard South	Wadman Kath D	
1958	825 Coast Boulevard South	Vacant	
	827 Coast Boulevard South	Wadman Kath D Mrs	
1959		Book Not Available	T
1960	825 Coast Boulevard South	Ellis Elinor	
1700	827 Coast Boulevard South	Kingsley Kath Mrs	
1961	825 Coast Boulevard South	Vacant	
1701	827 Coast Boulevard South	Kingsley Kath Mrs Wadman Patk K	_
1962	825 Coast Boulevard South	Vacant	_
1702	827 Coast Boulevard South	Wadman Patk K	
1963-1964	825 Coast Boulevard South 827 Coast Boulevard	Vacant	
10.55	South		
1965		Book Not Available	T
1966	825 Coast Boulevard South	Vacant	
	827 Coast Boulevard South	Simms James	
1967	825 Coast Boulevard South	Lodowe Steve	
1707	827 Coast Boulevard South	Kessler Peter	
1968	825 Coast Boulevard South	Osgood Wildred E Mrs	-
	827 Coast Boulevard South	Phelan Fredk J Jr	
1969-1970	825 Coast Boulevard South	Hendershott Myrl C	
1707-17/0	827 Coast Boulevard South	Phelan Fredk J Jr	
1971	825 Coast Boulevard South	Hendershott Myrl C	

Year	Address	Name	Occupation
	827 Coast Boulevard South	Phelan Fredk J Jr	
1972	825 Coast Boulevard South	Darby J Grant (o)	
19/2	827 Coast Boulevard South	Phelan F James	
1973	825 Coast Boulevard South	Darby J Grant (o)	
1973	827 Coast Boulevard South	Phelan F James	
1974	825 Coast Boulevard South	Darby J Grant (o)	
19/4	827 Coast Boulevard South	Phelan F James	
1975	825 Coast Boulevard South	Darby J Grant (o)	
1973	827 Coast Boulevard South	Montejano Yolanda	
1976	825 Coast Boulevard South	Darby J Grant (o)	
1970	827 Coast Boulevard South	Montejano Yolanda	
1977	825 Coast Boulevard South	Darby J Grant (o)	
19//	827 Coast Boulevard South	Bennett Warren C	
1978	825 Coast Boulevard South	Darby J Grant (o)	
1978	827 Coast Boulevard South	Bennett Warren C	
1979	825 Coast Boulevard South	Darby J Grant (o)	
19/9	827 Coast Boulevard South	Montelano Yolanda Mrs	
1980	825 Coast Boulevard South	Vacant	
1980	827 Coast Boulevard South	Montelano Yolanda Mrs	
1981		Book Not Available	
1982	825 Coast Boulevard South	XXXX	
1902	827 Coast Boulevard South	Montejano Yolanda	
1983	825 Coast Boulevard South	XXXX	-
1703	827 Coast Boulevard South	Gombert Michael G Laiter Jean D	

Year	Address	Name	Occupation	
1984	825 Coast Boulevard South	Vacant		
1704	827 Coast Boulevard South	Laiter Jean D		
1985	825 Coast Boulevard South	Address Not Lis	ted	
1963	827 Coast Boulevard South	Gombert Michael G Laiter Jean D	-	
1986	825 Coast Boulevard South	Address Not Lis	ted	
1960	827 Coast Boulevard South	Gombert Michael G Laiter Jean D	-	
1987	825 Coast Boulevard South 827 Coast Boulevard South	Address Not Lis	ted.	
1988	825 Coast Boulevard South 827 Coast Boulevard South	Tradicis I vot Dis	ASICU	
1989	825 Coast Boulevard South	Nazari Mehrad		
1707	827 Coast Boulevard South	Howell H		
1990	825 Coast Boulevard South	CA Real Estate Serv Nazari Mehrad	_	
1990	827 Coast Boulevard South	Howell H.		
1991		Book Not Available		
1992-1993	825 Coast Boulevard South	Nazari Mehrad Nazari Mehrad		
1992-1993	827 Coast Boulevard South	Howell H		
1993	825 Coast Boulevard South	Nazari Mehrad Nazari Michele		
1993	827 Coast Boulevard South	Howell H		
1994	825 Coast Boulevard South	Nazari Mehrad Nazari Michele	-	
	827 Coast Boulevard South	XXXX		
1995-1996	825 Coast Boulevard South	Nazari Mehrad Nazari Mehrad Nazari Michele		
	827 Coast Boulevard South	XXXX		
1996-1997	825 Coast Boulevard	Nazari M		

Year	Address	Name	Occupation
	South	Nazari Mehrad Nazari Michele	
	827 Coast Boulevard South	XXXX	
1997-1998	825 Coast Boulevard South	Nazari M Nazari Mehrad Nazari Michele	
	827 Coast Boulevard South	XXXX	
1998-1999	825 Coast Boulevard South	Nazari M Nazari Mehrad Nazari Michele	
	827 Coast Boulevard South	XXXX	
1999-2000	825 Coast Boulevard South	Nazari M Nazari Mehrad Nazari Michele	
	827 Coast Boulevard South	XXXX	
2001	825 Coast Boulevard South	Liaghat Shamssi Nazari M Nazari Mehrad Nazari Michele	
	827 Coast Boulevard South	Nalbandian Allen	
2002	825 Coast Boulevard South	Nazari M Nazari Mehrad Nazari Michele	
2002	827 Coast Boulevard South	Lapidus Deborah R PhD Resnikoff Roy MD Roy Resnikoff Piano Playing	
	825 Coast Boulevard South	Nazari Mehrad Nazari Michele	
2003	827 Coast Boulevard South	Lapidus Deborah R PhD Resnikoff Roy MD Fmly Psychtry Roy Resnikoff Piano Playing	
2004	825 Coast Boulevard South	Nazari Mehrad Nazari Michele	
	827 Coast Boulevard South	Lapidus Deborah R PhD Resnikoff Roy Resnikoff Roy MD Fmly Psychtry Roy Resnikoff Piano Playing	
2005	825 Coast Boulevard South	Nazari Mehrad	
	827 Coast Boulevard South	Lapidus Deborah R PhD Resnikoff Roy Resnikoff Roy MD Fmly Psychtry Roy Resnikoff Piano Playing	

Year	Address	Name	Occupation
2006	825 Coast Boulevard	Harmony Ranch	
	South	Nazari Michele	
	827 Coast Boulevard South	Lauvray T	
	825 Coast Boulevard South	Nazari Michele	
2007	827 Coast Boulevard South	Lauvray T	
2000	825 Coast Boulevard South	XXXX	
2008	827 Coast Boulevard South	Lauvray T	
2009		Book Not Available	
	825 Coast Boulevard South	XXXX	
2010	827 Coast Boulevard	Lapidus Deborah R PhD	-
2011	South	Lauvray T	
2011		Book Not Available	
	825 Coast Boulevard	Hebert Michelle	
2012	South	Nazari Mehrad	-
	827 Coast Boulevard	Lapidus Deborah R PhD	
2012	South	Lauvray T	
2013		Book Not Available	
	825 Coast Boulevard South	Nazari Mehrad	
2014	827 Coast Boulevard South	Lapidus Deborah R PhD Lauvray T Resnikoff Roy Family P MD Roy Rsnkff Pno Plyng For Prts	
	825 Coast Boulevard South	Nazari Mehrad	
2015	827 Coast Boulevard South	Lapidus Deborah R PhD Lauvray T Resnikoff Roy Family P MD Roy Rsnkff Pno Plyng For Prts	
	825 Coast Boulevard South	Nazari Mehrad	-
2016	827 Coast Boulevard South	Deborah R. Lapidus PhD Lauvray T Resnikoff Roy Family P MD	
2017	825 Coast Boulevard South	Hebert Michele Nazari Mehrad Weeks Alison Weeks Alison	
	827 Coast Boulevard South	Deborah R. Lapidus PhD Lauvray T Resnikoff Roy	

Year	Address	Name	Occupation
		Resnikoff Roy Family P MD	
2010	825 Coast Boulevard South	Nazari Michele	
2018	827 Coast Boulevard	Resnikoff Roy	
	South	Rivet James R	
2019	Book Not Available		

Copy of the Deed From Date of Construction (Dorothy Cottage [827 Coast Boulevard South])

(Could Not Be Located for Harriet Cottage [825 Coast Boulevard South])

<sup>2</sup> at	
The Control of the Co	4/11/1903 Deed Book 326, Page 376
J. D. Sheat et us.	2000 200 1 age 370
Miss Grace Starlie Ja	24
1/18	1. B. Theat au P. G. Trest, his wife
of Mourse, Miscourin.	
For and in consideration of the sam of Five M	inidied and Seventy Five and notion Sollans
DO HEREBY Grant to miss enas	se Baillie, of San Drego. California
Ha that Real Property, situated in the City of State of California, bounded and described as follows:	
Lots Eight (88 Myre (9)	aux den (10) in Block Fifty Fige
(53) of a Jolla Facts to she	Our den (10) in Block Fifty Fige bity of San Diego as Jeh she corders office of San Diego Crusty
State of balifornia	
,	
	<i>4</i>
· •	
	,
•	
Co have and to field the above granted	and described premises, unto the said grantee, Lan
heirs and assigns forever,	, , , ,
Witness our hands and scale this Thurst	First day of March 1903
Signed and executed in the presence of Com Aumoradia	It offeet Esse
W. F Trustechod	P. F. Treat
STATE OF CAMPRONIA,  COUNTY OF SAM DIRECO.  SS.	
On this thirty frest day of Mare before me, Com Dunwidais	A. D. nineteen hundred and Muse
before me, low Sunwidais	a Notary Public in and for said County, residing therein,
anti commissioned and sworn, personally appeared	known to mg to be
2 (2.00)	within instrument, and acknowledged to me that they
executed the same.  In Winess Wheresi, I have hereunto set my he	and and affixed my official seal, at my office in
Mannage County of	San Diego State of California the day and year in this
certificate first above written.  Notary Pul	Die in and for the Country of Sens Diego, Mate of Colifornia.
France Bull	y Commission Expuse Oct 17 1 1903
wis )	
Recorded at Request of Greantie. as	In J. 1903, at 35 min. past / o'clock, Jo M.  Sho F. Foresand. County Recorder.
1	Din of otoniema County Recorder

# APPENDIX C

Maps

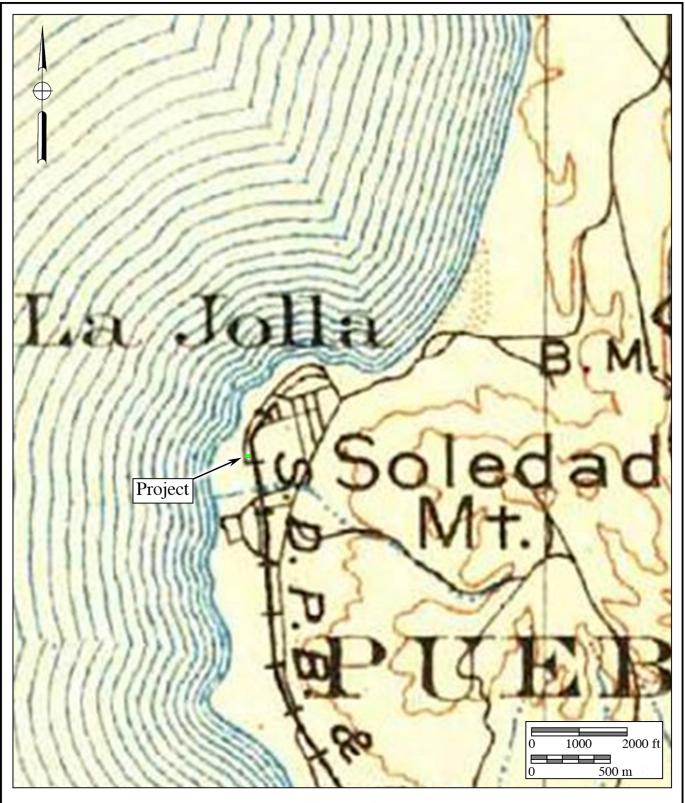




# Figure 1 Project Location Map

825-827 Coast Boulevard South

Shown on The City of San Diego 1" to 800' Scale Engineering Map





# Figure 2 1904 USGS Map

825-827 Coast Boulevard South

USGS Southern California Sheet No. 2 (1:250,000-minute series)

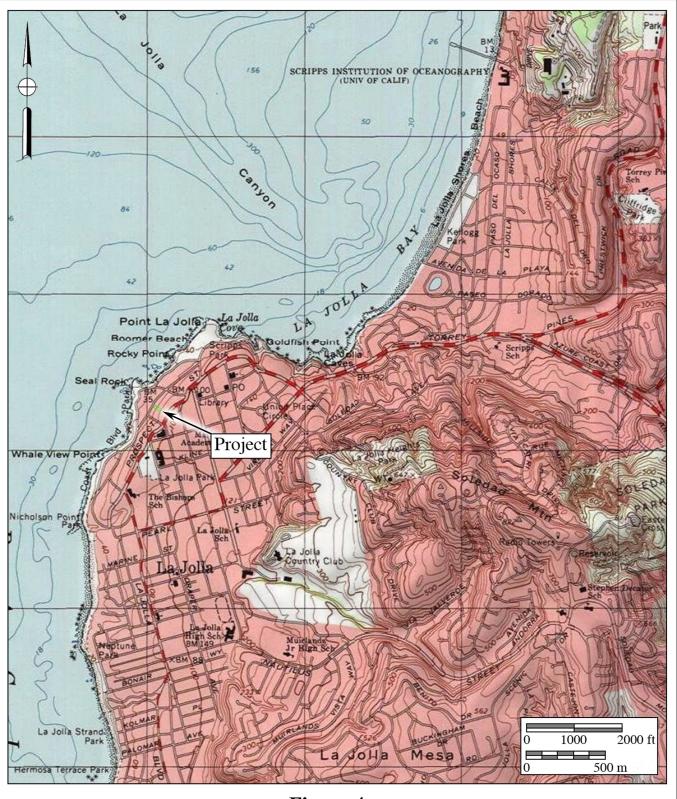




# Figure 3 1943 USGS Map

825-827 Coast Boulevard South

USGS La Jolla Sheet Quadrangle (7.5-minute series)





# Figure 4 Current USGS Map

825-827 Coast Boulevard South

USGS La Jolla OE W Quadrangle (7.5-minute series)

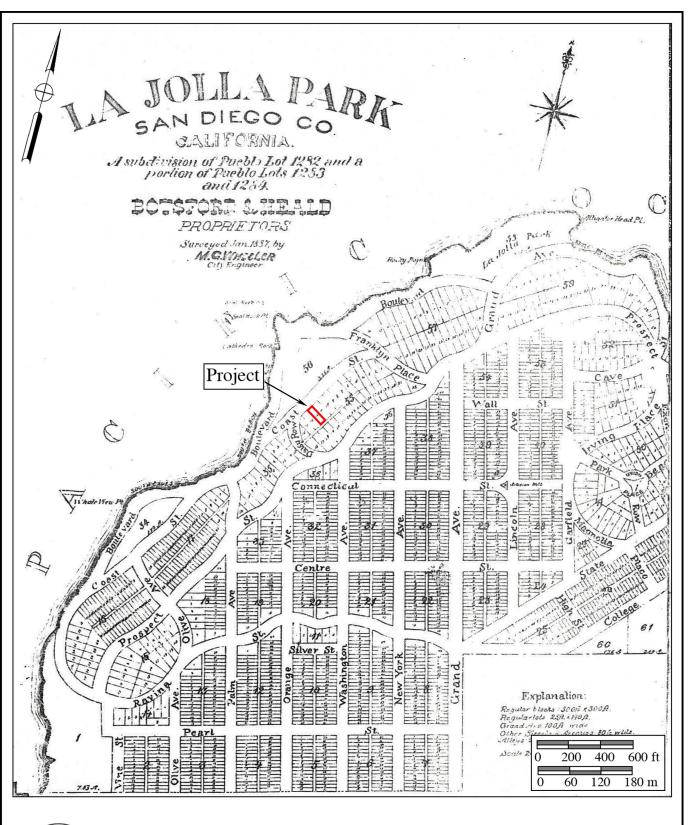




Figure 5
Original 1887 Subdivision Map With Site Location

1886/1887 Sanborn Map

(Map Not Available)

1906 Sanborn Map

(Map Not Available)

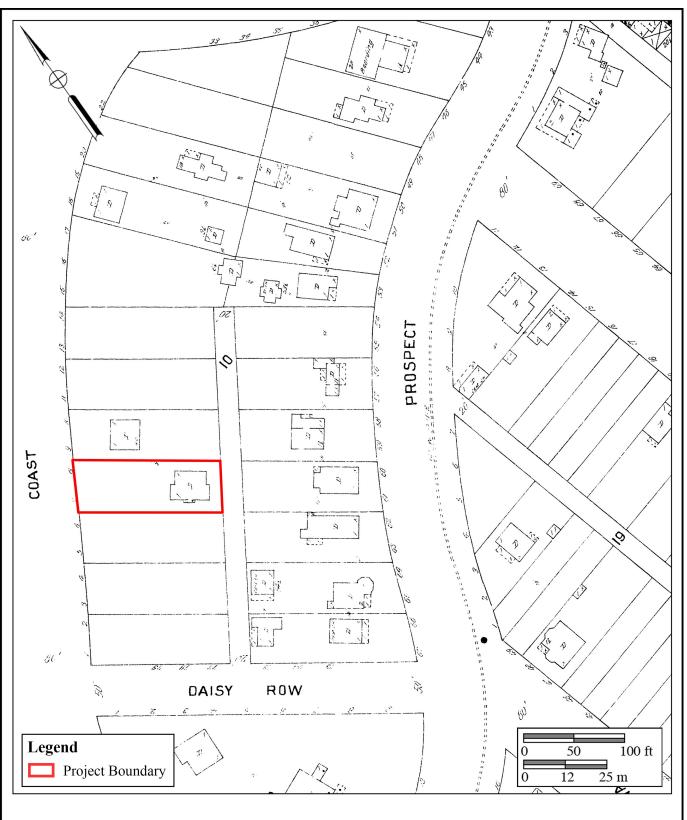




Figure 6 1909 Sanborn Map

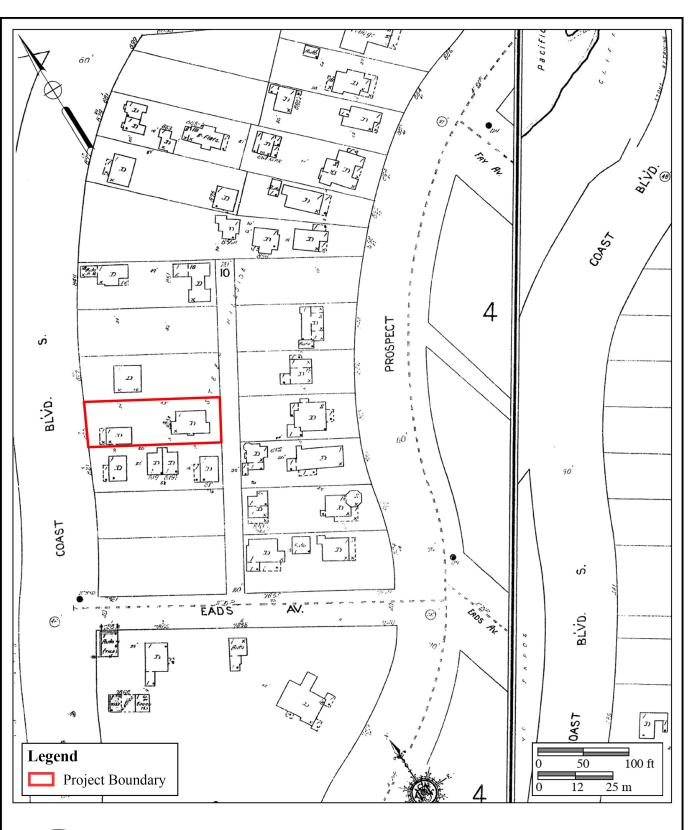




Figure 7
1921 Sanborn Map

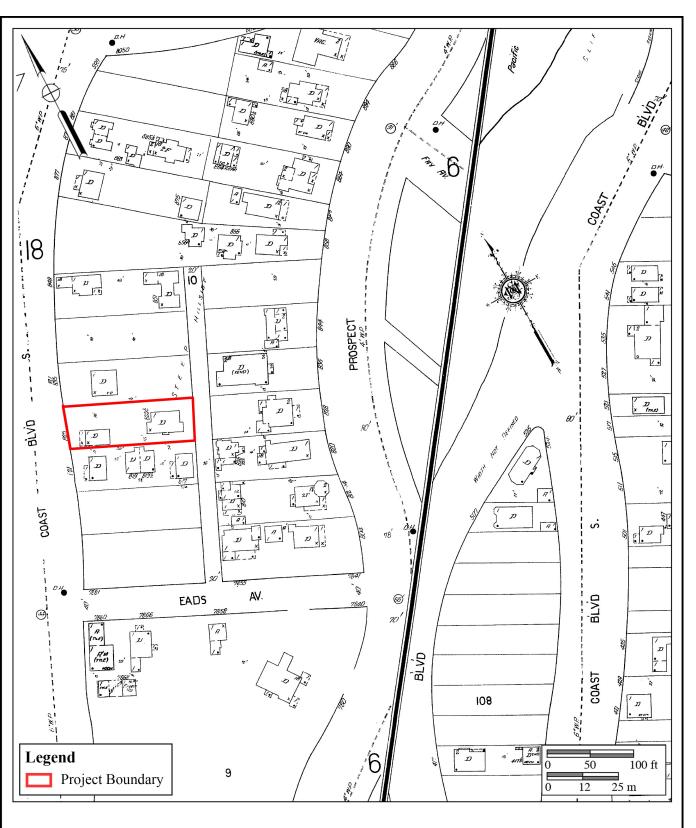




Figure 8 1926 Sanborn Map

1940 Sanborn Map

(Map Not Available)

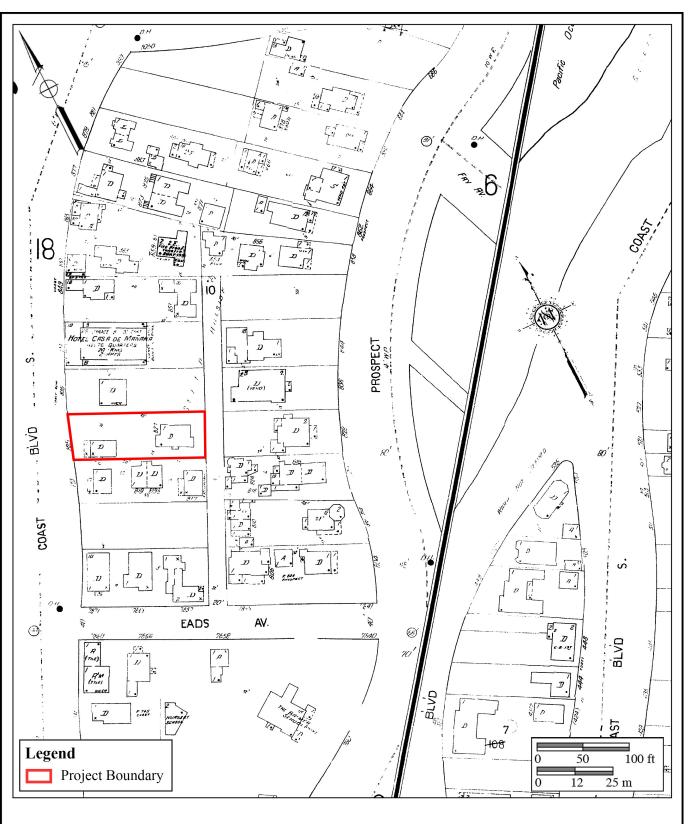




Figure 9 1949 Sanborn Map

1950 Sanborn Map

(Map Not Available)

1956 Sanborn Map

(Map Not Available)

## APPENDIX D

**DPR Forms** 

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

#### PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code 5S1

Other Listings Review Code

ode Reviewer Date

Page 1 of 3 \*Resource Name or #: Dorothy and Harriet Cottages (HRB #1375)

P1. Other Identifier: 825-827 Coast Boulevard South

\*P2. Location: ■ Not for Publication □ Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, California Date: 1975 T 16 S R 2 W (projected); M.D. B.M. San Bernardino C. Address: 825-827 Coast Boulevard South City: San Diego Zip: 92037

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The Dorothy and Harriet Cottages are located within Assessor's Parcel Number (APN) 350-070-10 with a legal description that describes the property as "Lot 9 in Block 55 of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 352 filed in the office of the recorder of San Diego County, March 22, 1887." The buildings are located at 825 and 827 Coast Boulevard South, northeast of the intersection of Eads Avenue and Coast Boulevard South in the community of La Jolla.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 825-827 Coast Boulevard South property contains a one-story, Queen Anne Free Classic-style, La Jolla Beach Cottage at 827 Coast Boulevard South (referred to herein as the Dorothy Cottage) and a one-story, Craftsman-style, La Jolla Beach Cottage at 825 Coast Boulevard South (referred to herein as the Harriet Cottage). The Residential Building Records indicate that the Harriet Cottage was completed in 1921 and the Dorothy Cottage was completed in 1911. However, the Lot Block Book Page for the Dorothy Cottage indicates that the first year with assessed improvements is 1904 and the building is depicted on the 1909 Sanborn Map; as such, the estimated year of construction for the Dorothy Cottage is circa 1904. Howard S.F. Randolph's 1955 book, *La Jolla Year by Year*, which lists many of the "Old Cottages by Streets," identifies both buildings as La Jolla Beach Cottages; however, the Dorothy Cottage is identified as "825 South Coast Boulevard" and the Harriet Cottage as "827 South Coast Boulevard." Both 825 and 827 Coast Boulevard South are not listed together in directories until 1923 and Randolph's address confusion may be due to the fact that the Dorothy Cottage was recorded as 825 Coast Boulevard South on the 1909 Sanborn Map, retaining that address until the Harriet Cottage was constructed in 1921 (as evidenced by the 1921 and 1926 Sanborn maps, which depict the Harriett Cottage at 825 Coast Boulevard South and the Dorothy Cottage at 825 ½ Coast Boulevard South). However, it is clear that the building with a current address of 827 Coast Boulevard South, constructed circa 1904, is the Dorothy Cottage, as newspaper articles from 1915 and 1916 refer to "the Dorothy cottage" in La Jolla (*San Diego Union* 1915a, 1915b, 1916) before the Harriett Cottage was constructed in 1921.

The Dorothy Cottage is located at 827 Coast Boulevard South on the eastern portion of the parcel. It was identified as a Queen Anne Free Classic-style building with a medium-pitched, hipped roof covered in composite shingles. It features a moderate, boxed eave overhang, wide frieze board, and simple cornice-line moulding. The Dorothy Cottage is clad in both wide and narrow, horizontal, Cove siding and narrow, vertical siding. The southern end of the west façade of the building features an enclosed front porch that was added onto the original front porch prior to 1909. The modified front porch is clad in wide, horizontal wood siding and features a shed roof. The windows in the front porch are wood-framed, horizontal-sliding windows. The south façade of the building features a flat-sided bay with a shed roof and two small casement windows. Two shed-roofed additions are located on the east façade, one of which was constructed between 1904 and 1909, with the other being constructed onto the first addition between 1949 and 1952. Fenestration on the building primarily consists of single-hung, wood-framed windows with multiple diamond-shaped lites in the upper window and a single pane in the lower. Other windows consist of wood-framed, diamond-shaped casements.

The Harriet Cottage is located at 825 Coast Boulevard South and currently consists of a front-gabled, single-story, single-family residence with a two-car garage situated beneath the western portion of the west façade. The building is located at the western portion of the parcel, which also contains the Dorothy Cottage (827 Coast Boulevard South). According to the Residential Building Record, the Harriet Cottage was completed in 1921. The building was originally designed as a single-story, Craftsman-style, La Jolla beach cottage with a front-gabled roof and no basement. Modifications made to the building in 1926, as indicated by the Residential Building Record and substantiated with historic photographs, enclosed the original front porch and added a two-car garage below. The building is clad in shingle siding. Fenestration consists of wood-framed casement windows that can be seen in a 1926 photograph of the building. In 1972, a flat-roofed addition was constructed onto the northeast corner of the building.

DPR 523L (1/95) \*Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

#### CONTINUATION SHEET

Primary # HRI # Trinomial

Page 2 of 3

\*Resource Name or #: Dorothy and Harriet Cottages (HRB #1375)

\*Recorded by: J.R.K. Stropes and Brian F. Smith \*Date: 12/11/20 ■ Continuation □ Update



\*P3b. Resource Attributes: (List attributes and codes)

HP2: Single-Family Property

**\*P4. Resources Present:** ■Building □Structure □Object □Site □District □Element of District □Other (Isolates, etc.)

**P5b. Description of Photo:** (View, date, accession #)

West façade of the Dorothy Cottage, January 2020

#### \*P6. Date Constructed/Age and Sources:

Dorothy Cottage circa 1904/Lot Block Book Page

Harriet Cottage 1921/Residential Building Record and Lot and Block Book Page

■Historic □Prehistoric □Both

#### \*P7. Owner and Address:

800 Coast, LLC c/o Design Line Interiors 1302 Camino Del Mar Del Mar, California 92014

\*P8. Recorded by: (Name, affiliation, and address)

J.R.K. Stropes and Brian F. Smith Brian F. Smith and Associates, Inc. 14010 Poway Road, Suite A Poway, California 92064

\*P9. Date Recorded: 12/11/20

\*P10. Survey Type: (Describe) Historical Resource Technical Report

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none") "Historical Resource Technical Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037"

\*Attachments: □NONE ■Location Map □Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record □Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record ■Photograph Record □ Other (List):

DPR 523L (1/95) \*Required information

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

## **BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 3 \*NRHP Status Code: 5S1

\*Resource Name or #: Dorothy and Harriet Cottages (HRB #1375)

- B1. Historic Name: Dorothy Cottage (827 Coast Boulevard South) and Harriet Cottage (825 Coast Boulevard South)
- B2. Common Name: N/A
- B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

- \*B5. Architectural Style: Queen Anne Free Classic-style La Jolla Beach Cottage (Dorothy Cottage); Craftsman-style La Jolla Beach Cottage (Harriet Cottage)
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Dorothy Cottage built circa 1904; enclosed front porch constructed onto the west façade and a rear addition constructed onto the east façade of Dorothy Cottage between 1904 and 1909; Harriet Cottage built in 1921; garage addition with an enclosed front porch above constructed onto the west façade of Harriet Cottage in 1926; addition constructed onto the east façade of the 1904 to 1909 rear addition of Dorothy Cottage between 1949 and 1952; rear porch at the northeast corner enclosed and a rear addition constructed onto the northeast corner of Harriet Cottage in 1972.

\*B7. Moved? ■No □Yes □Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown/Victor Maler (1926 garage addition to Harriet Cottage)

\*B10. Significance Theme: La Jolla Beach Cottage Area: La Jolla

Brian F. Smith and Associates, Inc. (BFSA) prepared a Historical Resources Research Report for the Dorothy and Harriett Cottages in 2020 to evaluate the 825 and 827 Coast Boulevard South buildings under City of San Diego Historical Resources Board criteria and found both cottages as representative examples of early La Jolla Beach Cottages under City of San Diego Historical Resources Board (HRB) Criterion A (Stropes et al. 2020). As a result, both buildings have been locally designated as HRB #1375. Although previously evaluated as significant resources at the local level under City of San Diego HRB criteria, BFSA prepared a Historical Resources Technical Report (HRTR) to evaluate the cottages to determine if they also constitute significant historic resources under National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria. The HRTR determined that while the buildings are eligible for listing on the City of San Diego HRB, neither cottage is eligible for listing on the CRHR or NRHP under any significance criteria.

As the cottages have been evaluated as significant under local criteria, the proposed project, which consists of the relocation of the Dorothy Cottage and the construction of additions to both cottages, will constitute a negative impact to the historic resources. Mitigation measures are recommended prior to the start of the project to reduce the impacts to a level less than significant. It is also recommended that the additions proposed

for both cottages be compatible with the original character and use of the historic resources. Adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* for the proposed relocation and additions for the two cottages will enable the buildings to continue to convey their integrity of design, materials, workmanship, feeling, and association as La Jolla Beach cottages, for which they received their designation.

B11. Additional Resource Attributes (List attributes and codes): None

**\*B12. References:** See "Historical Resource Technical Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California. 92037"

B13. Remarks: None

\*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

\*Date of Evaluation: 12/15/20



DPR 523L (1/95) \*Required information

# APPENDIX E

**Preparers' Qualifications** 

# Brian F. Smith, MA

# Owner, Principal Investigator

Brian F. Smith and Associates, Inc. 14010 Poway Road • Suite A •

Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



#### Education

Master of Arts, History, University of San Diego, California

1982

Bachelor of Arts, History, and Anthropology, University of San Diego, California

1975

## Professional Memberships

Society for California Archaeology

### Experience

Principal Investigator
Brian F. Smith and Associates, Inc.

1977–Present Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

# Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

<u>San Diego Airport Development Project</u>: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

<u>Citracado Parkway Extension</u>: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

<u>Westin Hotel and Timeshare (Grand Pacific Resorts)</u>: Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

<u>The Everly Subdivision Project</u>: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

<u>Ballpark Village</u>: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

<u>Archaeology at the Padres Ballpark</u>: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

<u>4S Ranch Archaeological and Historical Cultural Resources Study</u>: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

<u>Charles H. Brown Site</u>: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

<u>Del Mar Man Site</u>: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

<u>Site W-20, Del Mar, California</u>: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

<u>City of San Diego Reclaimed Water Distribution System</u>: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

<u>Master Environmental Assessment Project, City of Poway</u>: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

<u>Draft of the City of Carlsbad Historical and Archaeological Guidelines</u>: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

<u>The Mid-Bayfront Project for the City of Chula Vista</u>: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

<u>Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County:</u> Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

<u>Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California</u>: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

<u>Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California</u>: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

<u>Monitoring of Grading for the Herschel Place Project, La Jolla, California</u>: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

<u>Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California</u>: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

<u>Survey</u> and <u>Evaluation</u> of <u>Cultural Resources</u> for the <u>Palomar Christian Conference Center Project</u>, <u>Palomar Mountain</u>, <u>California</u>: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

## Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst Brian F. Smith and Associates, Inc. 14010 Poway Road ◆ Suite A ◆ Phone: (858) 484-0915 ◆ Fax: (858) 679-9896 ◆ E-Mail: jenni@bfsa-ca.com



#### **Education**

Master of Science, Cultural Resource Management Archaeology 2016

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology 2004

University of California, Santa Cruz

### Specialized Education/Training

Archaeological Field School 2014

Pimu Catalina Island Archaeology Project

#### **Research Interests**

California Coastal / Inland Archaeology Zooarchaeology

Historic Structure Significance Eligibility Historical Archaeology

Human Behavioral Ecology Taphonomic Studies

## **Experience**

# Senior Archaeologist/Historian/Faunal Analyst Brian F. Smith and Associates, Inc.

**November 2006-Present** 

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

#### UC Santa Cruz Monterey Bay Archaeology Archives Supervisor Santa Cruz, California

December 2003-March 2004

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

#### Faunal Analyst, Research Assistant University of California, Santa Cruz

June 2003-December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

#### Archaeological Technician, Office Manager Archaeological Resource Management

January 2000-December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

#### Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

## **Scholarly Works**

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

## **Technical Reports**

#### Kraft, Jennifer R.

2012 Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

#### Kraft, Jennifer R. and Brian F. Smith

- 2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.
- 2016 Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27. Prepared for Front Porch Communities and Services Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.
- 2016 Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11. Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

- 2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.
- 2016 Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12. Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.
- 2016 A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California. Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.
  Prepared for BOSA Development California, Inc. Report on file at the California South Coastal
  Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).*Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California. Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego. Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
- 2015 Results of a Cultural Resources Testing Program for the 15<sup>th</sup> and Island Project City of San Diego. Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.
- 2014 Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.
  Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.
- 2014 Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California. Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.*Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2014 Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group

- *3014), City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.
- 2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09).* Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.
- 2014 Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California. Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Pinnacle 15<sup>th</sup> & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.
- 2014 Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037. Prepared for Steve Altman. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego. Prepared for Orion Construction. Report on file at the California South Coastal Information Center.
- 2013 Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego.
  Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.
- 2013 Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).

- Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.
- 2013 Historic Structure Assessment at the Western Christian School, 3105 Padua Avenue, Claremont, California 91711 (APN 8671-005-053). Prepared for Western Christian School. Report on file at the City of Claremont.
- 2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego*. Prepared for DZI Construction. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project.* Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

#### Smith, Brian F. and Jennifer R. Kraft

- 2016 Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562. Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.
- 2016 Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161. Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.
- 2016 Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707. Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.
- 2016 Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152. Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.
- 2016 Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873. Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.*Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2015 Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292. Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2015 Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California. Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.
- 2015 Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego,

- *California 92014.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127. Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.
- 2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego.*Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445). Prepared for Zephyr Partners RE, LLC. Report on file at the City of San Diego Development Services Department.

#### Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. Kraft

- 2015 Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive Cabana and Landscape Improvements Project, La Jolla, California. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.
- 2015 Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive Landscape Improvements Project, La Jolla, California. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

#### Stropes, J.R.K. and Brian F. Smith

- 2020 *Historical Resource Research Report for the 4143 Park Boulevard Building, San Diego, California 92103.* Prepared for Bernardini Investments, LLC. Report on file at the City of San Diego.
- 2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.
- 2019 Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC. Report on file at the City of San Diego Development Services Department.
- 2019 *Cultural Resources Survey Report for the Grove Residences Project, Rancho Santa Fe, San Diego County, California.* Prepared for Beach City Builders, Inc. Report on file at the County of San Diego.
- 2019 Historical Resource Analysis Report for the 169 and 171 Fifth Avenue Buildings, City of Chula Vista, San Diego County, California. Prepared for Turner Impact Capital. Report on file at the City of Chula Vista.
- 2019 *Historic Structure Assessment for the 1409 South El Camino Real Building, San Clemente, California.* Prepared for Shoreline Dental Studio. Report on file at the City of San Clemente.
- 2019 *Historical Resource Research Report for the 212 West Hawthorn Street Building, San Diego, California 92101.* Prepared for Jacob Schwartz. Report on file at the City of San Diego.

- 2019 Historical Resource Research Report for the 1142-1142 ½ Prospect Street Building, San Diego, California 92037. Prepared for LLJ Ventures. Report on file at the City of San Diego.
- 2019 Historical Resource Research Report for the 3000-3016 University Avenue/3901-3915 30<sup>th</sup> Street Building, San Diego, California 92037. Prepared for Cirque Hospitality. Report on file at the City of San Diego.
- 2019 *Historic Structure Assessment for the 125 Mozart Avenue Building, Cardiff, California.* Prepared for Brett Farrow. Report on file at the City of Encinitas.
- 2019 Cultural Resources Study for the Fontana Santa Ana Industrial Center Project, City of Fontana, San Bernardino County, California. Prepared for T&B Planning, Inc. Report on file at the California South Central Coastal Information Center.
- 2019 *Historical Resource Technical Report for 817-821 Coast Boulevard South, La Jolla, California.* Prepared for Design Line Interiors. Report on file at the City of San Diego.
- 2019 *Historical Resource Research Report for the 3829 Texas Street Building, San Diego, California 92014.*Prepared for Blue Centurion Homes. Report on file at the California South Coastal Information Center.
- 2018 *Historical Resource Research Report for the 3925-3927 Illinois Street Building, San Diego, California 92104.* Prepared for Park Pacifica, LLC. Report on file at the City of San Diego.

#### **Contributing Author /Analyst**

- 2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.
- 2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes.
  Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal
  Information Center.
- 2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.
- 2010 Faunal Analysis and Report Section for Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.
- 2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*